



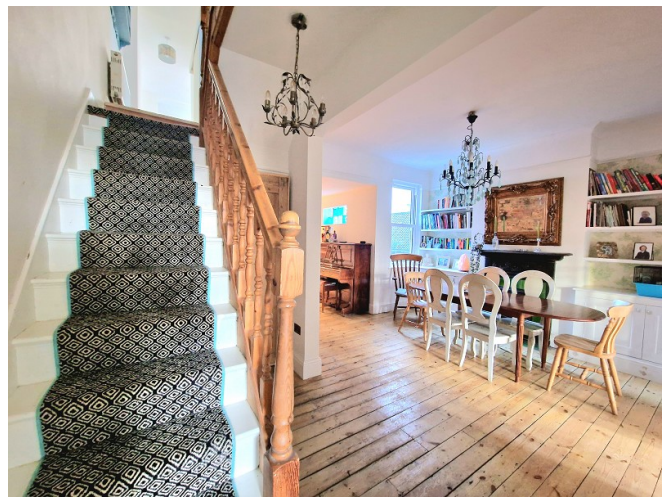
8 Blackhouse Hill Hythe Kent. CT21 5UL

Guide Price £480,000



- Edwardian family home
- Four bedrooms
- Beautifully presented
- Far reaching sea views
- Low maintenance rear garden

C.R. CHILD
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated in the picturesque Cinque Port town of Hythe which offers a good selection of independent shops and restaurants along with Aldi Waitrose and Sainsburys stores. The town has an unspoilt seafront together with the historic Royal Military Canal both offering pleasant walks. Transport links in the area are also very good with the M20 Motorway Channel Tunnel and Port of Dover within driving distance. High-speed rail services are available from Folkestone West offering fast services to St Pancras London in just over fifty minutes. Primary and secondary schooling is available in Hythe and Saltwood with both boys and girls grammar schools available in nearby Folkestone. The local area is also well served for golf courses available in Etchinghill Sene Valley and the Hythe Imperial.

A beautifully-presented Edwardian four bedroom family home located in an elevated position within walking distance of Hythe town centre. The accommodation is arranged over three floors and comprises a living room dining room modern kitchen/breakfast room & downstairs shower room to the ground floor two bedrooms a four piece bathroom & study/family room to the first floor and a further two bedrooms to the top floor the master bedroom and top floor bedroom both enjoying far reaching views over Hythe to sea. The property also enjoys a low maintenance rear garden. An early viewing of this attractive period family home comes highly recommended.

GROUND FLOOR

COVERED ENTRANCE PORCH

with glazed front door leading into

ENTRANCE HALL

with exposed floorboards radiator downstairs storage cupboard

LIVING ROOM (13' 4" x 16' 6") or (4.07m x 5.04m)

with exposed floorboards UPVC double glazed sash window overlooking front feature cast iron gas fireplace with stone surround & hearth glazed window to dining area

DINING ROOM (17' 5" x 11' 0") or (5.31m x 3.35m)

with exposed floorboards radiator original feature fireplace with tiled hearth & cast iron surround alcove storage cupboards with shelving over exposed feature brick wall high level stained glass window UPVC double glazed sash window leading into

KITCHEN (16' 5" x 12' 0") or (5.00m x 3.66m)

with wood effect flooring selection of high and low level modern kitchen cabinets space for American fridge freezer integrated fan assisted double oven stone effect laminate worktops four ring gas hob with extractor fan over integrated dishwasher dual aspect UPVC double glazed windows UPVC double glazed stable door space for washing machine island with recessed ceramic sink with mixer taps over & storage cupboards under breakfast bar area radiator

SHOWER ROOM (7' 1" x 5' 2") or (2.16m x 1.57m)

with tiled flooring WC hand basin towel radiator shower cubicle with rainfall shower over & separate hand attachment two recessed storage areas storage cupboard



FIRST FLOOR

SPLIT LEVEL LANDING

with radiator hatch accessing loft space

STUDY/FAMILY ROOM (15' 0" x 11' 11" Max) or (4.57m x 3.64m Max)

with radiator skylight window Worcester Bosch gas fired combination boiler aluminium frame double glazed window to side aluminium frame bi fold doors leading to rear garden

FOUR PIECE BATHROOM (8' 1" x 9' 8") or (2.47m x 2.94m)

with tiled flooring freestanding roll top bath with mixer tap over & separate shower attachment walk in shower cubicle with rainfall shower WC hand basin incorporated into storage unit frosted window



MASTER BEDROOM (16' 9" x 16' 8") or (5.11m x 5.08m)

with feature cast iron fireplace UPVC double glazed sash bay windows enjoying far reaching views over Hythe to sea radiator

BEDROOM 2 (12' 1" x 10' 11") or (3.69m x 3.33m)

with feature cast iron fireplace radiator UPVC double glazed sash window overlooking rear

LANDING

with Velux window access to loft space



BEDROOM 3 (13' 3" x 16' 6") or (4.05m x 5.03m)

with Velux window UPVC double glazed window enjoying far reaching views over Hythe to sea cast iron feature fireplace radiator built in wardrobe with hanging rail and shelving

BEDROOM 4 (10' 9" x 11' 0") or (3.27m x 3.35m)

with feature cast iron fireplace radiator UPVC double glazed window overlooking rear

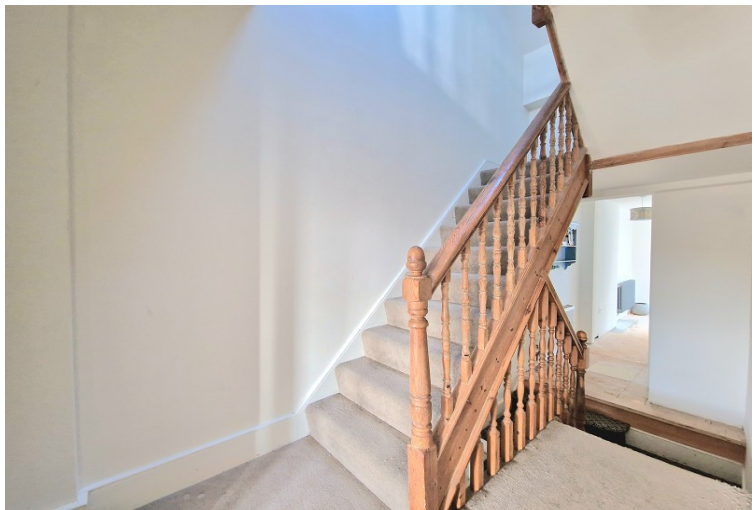
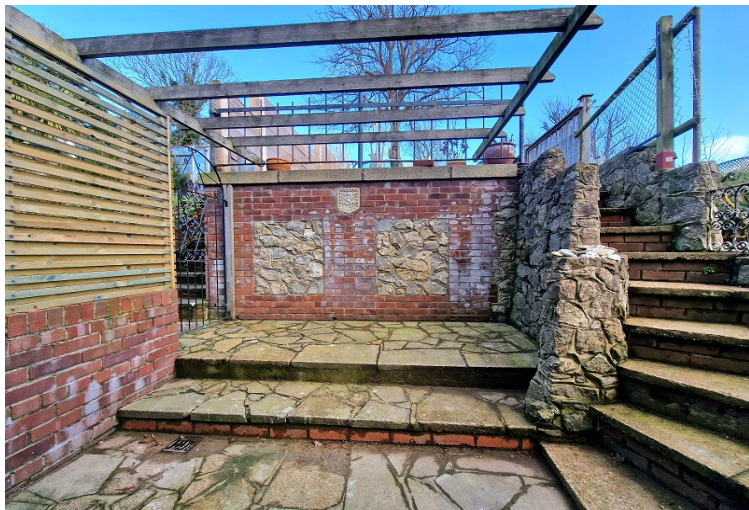
OUTSIDE

To the front of the property is steps leading up to the front door with a graveled area to the side with a tree. The rear garden is tiered with access from the ground floor via a pathway with shared steps leading up to a gate to access the next tier of the garden this enjoys a low maintenance patio seating area with pergola. Steps then lead up to another patio area with distant views to sea as well as access to a summer house to the rear and gate which accesses a private road to the rear.

Tenure - Freehold


Council tax - Band D

Local Authority - Folkestone & Hythe District Council







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.