



2 Holly Close Tanners Hill Hythe Kent. CT21 5WA

Guide Price **£275,000**



- Mews House
- Two double bedrooms
- Private retirement development
- Gas central heating & double glazing
- Early viewing recommended

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



Situated on the Hythe hillside a short distance from both Hythe and the village of Saltwood. Hythe offering a good selection of local independent shops together with Doctors surgeries Dentist and Library. The town also boasts a Waitrose Sainsbury and Aldi store. Sandling mainline railway station the M20 Motorway Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High speed rail services are available from Folkestone West approximately 15 minutes by car offering fast services to St Pancras London in approximately fifty minutes.

A well-presented two bedroom mews house located on a private retirement development only a short walk from Hythe town. The property comprises of a living room dining room kitchen & sun room to the ground floor with two good size double bedrooms & bathroom to the first floor. The property also boasts gas central heating & double glazing throughout. An early viewing is highly recommended.

GROUND FLOOR

ENTRANCE HALL (6' 9" x 6' 9" Max) or (2.06m x 2.07m Max)

with UPVC front door with floor to ceiling double glazed windows either side radiator stair lift to first floor

LIVING ROOM (16' 2" x 16' 2" Max) or (4.92m x 4.93m Max)

with UPVC double-glazed windows overlooking front radiator feature gas fireplace with tiled hearth & wood surround wall mounted lights

INNER HALLWAY (4' 2" x 6' 4" Max) or (1.28m x 1.92m Max)

leading to

SHOWER ROOM (6' 6" x 0' 3") or (1.98m x 0.08m)

with WC hand basin with mixer taps over shower cubicle radiator localised tiling

KITCHEN (12' 9" x 7' 8") or (3.88m x 2.33m)

with vinyl flooring a selection of high & low level kitchen cabinets laminate worktops one-and-a-half bowl stainless steel sink UPVC double glazed window overlooking rear integrated washing machine 4 ring gas hob with extractor fan over integrated fan assisted oven integrated fridge freezer radiator gas fired boiler enclosed within kitchen cabinet

DINING ROOM (8' 8" x 10' 10") or (2.63m x 3.31m)

with radiator glazed doors leading to

SUN ROOM (8' 0" x 6' 2") or (2.45m x 1.87m)

with vinyl flooring UPVC double glazing to all aspects UPVC double-glazed doors leading to rear garden

FIRST FLOOR

LANDING (6' 10" x 6' 7") or (2.08m x 2.01m)

with airing cupboard housing hot water cylinder loft hatch accessing partially boarded loft space with ladder

BEDROOM 1 (11' 1" x 13' 2") or (3.38m x 4.02m)

with UPVC double-glazed windows overlooking front with distant views to sea radiator two built-in cupboards

BEDROOM 2 (9' 11" x 14' 5") or (3.01m x 4.39m)

with UPVC double-glazed windows overlooking rear built-in double wardrobe radiator built-in cupboard

BATHROOM (6' 10" x 9' 0") or (2.08m x 2.75m)

with hand basin with mixer tap over WC panelled bath with mixer tap over & separate shower attachment radiator

OUTSIDE

The property enjoys a low maintenance rear patio seating area with a path allowing right of way for maintenance of communal grounds. To the front the garden is mainly laid to lawn with bushes planted either side of a path leading up to the front door. Parking is available on a first come first served basis to the front of the property

Tenure - Leasehold

Council tax - Band D

Local Authority - Folkestone & Hythe District Council

Lease Length - 99 Years from 1 April 1997

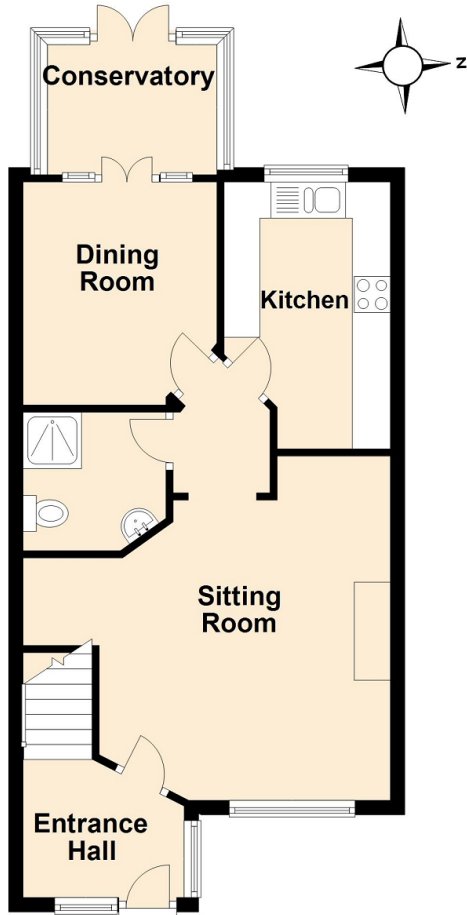
Maintenance Fee - £155.88 Per calendar month

Ground Rent - Peppercorn



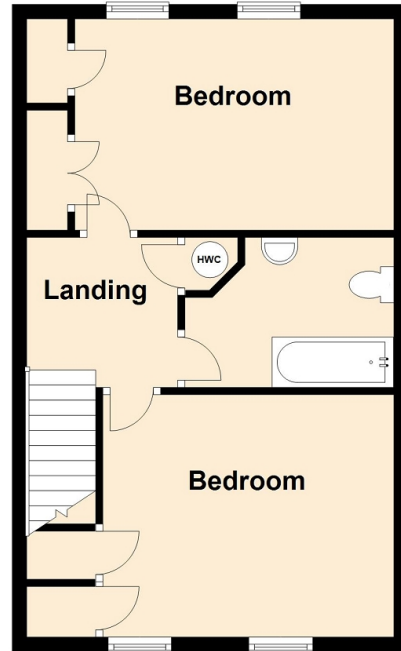
Ground Floor

Approx. 51.1 sq. metres (550.2 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.7 sq. feet)



Total area: approx. 94.8 sq. metres (1019.9 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.
Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 88 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (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 are 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.