



56 Palmbeach Avenue, Hythe, Kent. CT21 6NW

Guide Price **£300,000**



- Semi detached bungalow
- One bedroom
- Updating required
- Good sized front & rear gardens
- Garage & off road parking

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





Situated to the western side of the town and within level walking distance of Hythe town centre with its range of independent shops together with the all-important Waitrose store, Sainsburys and Aldi which is only a five minute walk away. Primary schooling is available in nearby Palmarsh with secondary schooling being available in Saltwood with both boys and girls grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High speed rail services are available from both Folkestone West and Folkestone Central giving access to London St Pancras in just over fifty minutes. Hythe also enjoys an unspoilt seafront and the Historic Royal Military Canal which runs through the centre of the town and is also only fifteen minute walk from the property.

A one bedroom semi detached bungalow comprising a living room, fitted kitchen, bathroom and bedroom. The property has good sized front & rear gardens, a garage and drive with off-street parking for multiple cars. The property needs updating throughout but an early viewing comes highly recommended to see the potential it has.



### ENTRANCE PORCH

with UPVC double glazed frosted door, wood panelling, frosted window to side

### LIVING ROOM

with UPVC double glazed windows overlooking front, two radiators, UPVC double glazed windows overlooking rear, built in low level cupboards, electric fireplace

### KITCHEN

with tiled flooring, a selection of high and low level kitchen cabinets, washing machine, space for undercounted fridge, free stand oven with four ring gas hob and extractor fan over, one bowl stainless steel sink, UPVC double glazed window overlooking rear garden, storage cupboard housing wall mounted gas fired glow worm boiler, fusebox and meters, localised tiling, glazed door leading to rear garden

### INNER HALLWAY

with loft hatch, cupboard with hanging rails under and shelving over

### BEDROOM

with UPVC double glazed window overlooking front, radiator, built in wardrobes with hanging rail under and shelving over

### BATHROOM

with tiled flooring, hand basin with mixer taps over, WC, panelled bath with electric shower & glass screen, UPVC double glazed frosted window to side, localised tiling

### OUTSIDE

The property enjoys a good sized rear garden with patio leading to a area mainly laid to lawn with a selection of mature planting and bushes. To the side there is access via a gate to the front and also to the detached garage. The front is mainly laid to lawn with a selection of bushes and planting with a driveway with parking for multiple cars.

### GARAGE

with power, lighting & up and over door

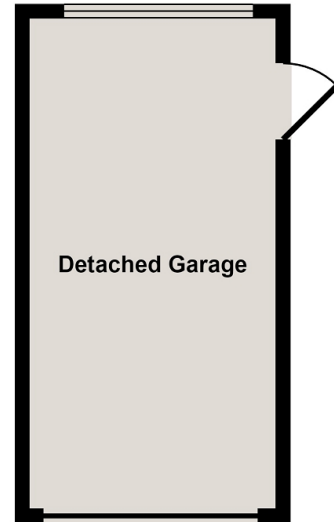
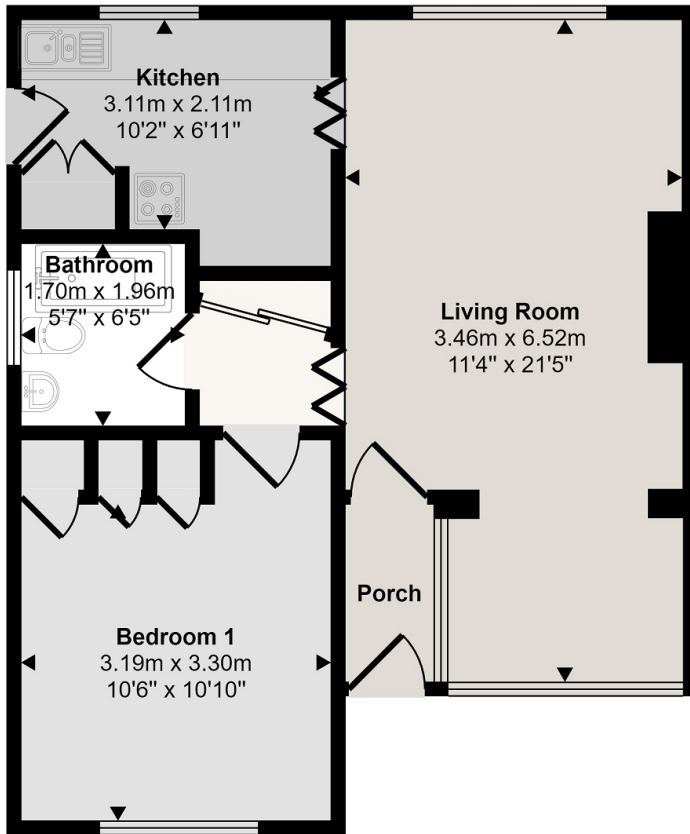
**Tenure** - Freehold

**Council tax** - Band B

**Local Authority** - Folkestone & Hythe District Council



Approx Gross Internal Area  
62 sq m / 665 sq ft



### Floorplan

Approx 50 sq m / 534 sq ft

### Detached Garage

Approx 12 sq m / 131 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.