



96a St. Leonards Road, Hythe, Kent. CT21 6HE

Guide Price £1,300,000



- Black weather boarded detached house
- Four/five bedrooms
- Located a stones throw from the beach
- Landscaped gardens with feature fishermans style
- Driveway for multiple cars and integral garage

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



Ideally situated between the town centre and seafront, with the sea just a stones throw away the end of the road, the town centre offering a good range of independent shops together with the all important Waitrose store, Sainsburys and Aldi. The historic Royal Military canal runs through the centre of the town and offers good walks. Primary schooling is located just off of Hythes Green with secondary schooling being available in nearby Saltwood and both girls and boys grammar schools in Folkestone. Hythes unspoilt seafront also offers great walking and recreational facilities, both Folkestone railway stations are located within a fifteen minute drive and offers fast services to London St Pancras in just over fifty minutes. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all also easily located by car.

A simply stunning four/five bedroom black weather boarded detached house which has been finished to a high standard and located only a stones throw away from the beach. The property comprises of entrance hall, dining room, Nobilia German kitchen, living area, snug, utility room, cloakroom & family room to the ground floor, bedroom with en-suite & terrace with a further three double bedrooms to the first floor and a main bedroom enjoying sea views and en-suite to the second floor. The property also enjoys underfloor heating to the ground floor, beautifully landscaped gardens with feature fishermans style hut with the added benefit of driveway for multiple cars and integral garage. An early viewing is highly recommended

## GROUND FLOOR

### ENTRANCE HALL

with modern tiled flooring, powder coated double glazed windows to side, thermostat

### CLOAKROOM

with modern tiled flooring, WC with concealed cistern, hand basin with mixer taps over and modern storage cupboard under, localised tiling

### FAMILY ROOM

with powder coated double glazed windows overlooking front, wood effect flooring,

### DINING AREA

with engineered wood flooring, floor to ceiling powder coated double glazed windows overlooking rear garden, large understairs storage cupboard with RCD fusebox and underfloor heating manifold

### SNUG

with industrial style room dividing wall with glazed sections, engineered wood flooring, powder coated double glazed windows overlooking rear garden, powder coated double glazed sliding doors overlooking rear garden

### NOBILIA GERMAN KITCHEN

with modern tiled flooring, a selection of high and low level kitchen cabinets, compacted laminate worktops, mirrored glass upstands with matching splashback, inset composite sink with mixer tap over, powder coated double glazed window overlooking side, integrated Neff dishwasher, four ring Neff induction hob with extractor fan over, integrated combination microwave/oven, integrated fan assisted oven, selection of floor to ceiling larder units, integrated fridge, integrated tall freezer, island with selection of cupboards and Dekton ceramic marble effect worktops, integrated wine fridge, breakfast bar, skylight

### LIVING AREA

with engineered wood flooring, two skylights, powder coated double glazed sliding doors leading to rear garden

### UTILITY ROOM

with modern tiled flooring, a selection of high and low level cabinets, laminate worktops with tiled up stands, space and plumbing for separate washing machine and tumble dryer, frosted powder coated double glazed window, floor to ceiling units housing gas fired boiler and pressurised hot water cylinder

### GARAGE

with power, lighting, up & over electric door, powder coated frosted door leading to rear garden

## FIRST FLOOR

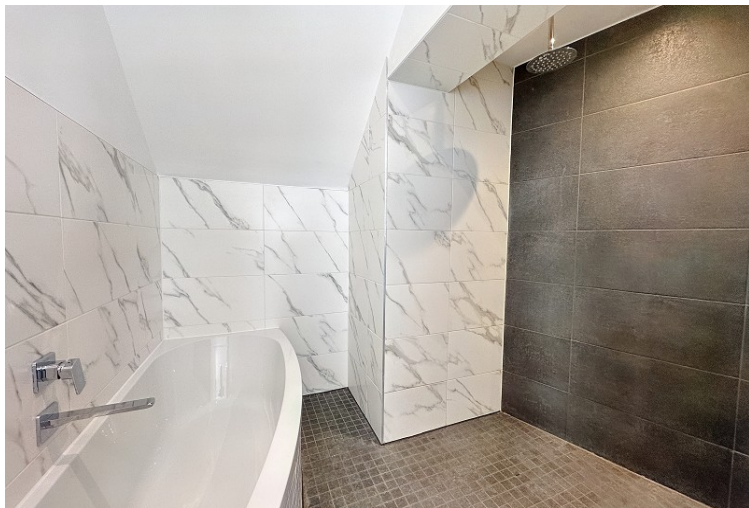
### LANDING

with sun pipe, thermostat

### BEDROOM FRONT

with powder coated double glazed sliding doors leading onto terrace, radiator





### EN-SUITE

with modern tiled flooring, tiled front bath with concealed mixer tap over, wet room area with rainfall shower over and separate hand attachment, localised tiling, cistern-less WC, wall hung bidet, modern powder coated tall radiator, oval sink with mixer taps over and sitting on floating wood effect top, floor to ceiling powder coated floor to ceiling frosted window

### BEDROOM

with double glazed Velux window with views to Hythe town, radiator, access to eaves storage

### BEDROOM

with double glazed Velux window with views to town, radiator, high level powder coated double glazed window

### BEDROOM/DRESSING ROOM

with Jack and Jill entrance to landing and bedroom, powder coated double glazed windows overlooking side

### FAMILY BATHROOM

comprising white suite with bubble ended bath with shower over and screen to one side, wall hung vanity wash hand basin with mixer tap and drawers under, low level WC, anthracite finished heated towel rail, marble style tiling, inset spotlights and ceramic tiled floor

### SECOND FLOOR

### LANDING

with sun pipe

### BEDROOM

with powder coated double glazed window with beautiful views to sea, radiator, access to eaves storage space

### EN-SUITE

with modern wood effect tiled flooring, walk in shower with rainfall shower over and separate hand attachment, wall hung cistern-less WC, oval sink with mixer taps over and sitting on floating wood effect top, frosted powder coated double glazed window, access to eaves storage space, tall powder coated double glazed frosted window

### OUTSIDE

The property enjoys a well landscaped garden with patio seating area leading out from the living room then leading onto a section laid to lawn with borders with a selection of planting and trees, to the side there is a further patio leading out from the snug with steps down to a recessed patio seating area surrounded with a selection of planting. There is a fishermans style hut to the rear of the garden allowing for good storage. To the front there is a graveled driveway allowing parking for multiple cars with the added benefit of a garage which can also be accessed integrally.

**Tenure** - Freehold

**Council tax** - Band Not Specified

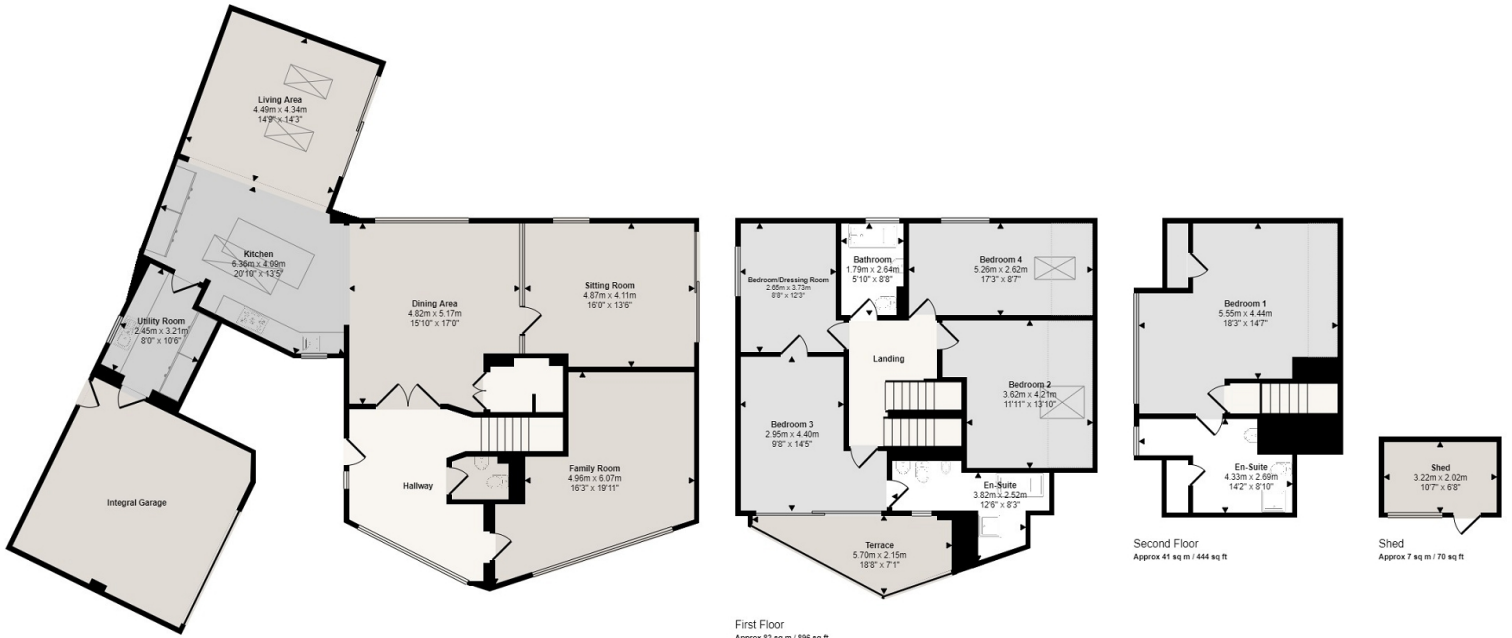
**Local Authority** - Folkestone & Hythe District Council







Approx Gross Internal Area  
303 sq m / 3261 sq ft



Ground Floor  
Approx 172 sq m / 1850 sq ft

□ Dances head height below 1.5m

First Floor  
Approx 83 sq m / 896 sq ft

Second Floor  
Approx 41 sq m / 444 sq ft

Shed  
Approx 7 sq m / 70 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 misstatement, items of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Snappy 300.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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.