



Chantek Barrack Hill, Hythe, Kent. CT21 4BY

Guide Price **£475,000**



- Detached bungalow
- Two bedrooms
- Set on a good sized plot in an enviable location
- Panoramic sea views
- Early viewings highly recommended

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



Situated in an enviable location on Hythe hillside and enjoying panoramic views across the town to the English Channel beyond. Hythe town centre offers a range of independent shops together with an Iceland, Aldi, Waitrose and Sainsbury store. Doctors surgeries, dentists and library are all located within the general town centre area. Primary schooling is located just off Hythes green, secondary schooling being available in nearby 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 Folkestone West giving fast access to St Pancras London in just over fifty minutes.

A two bedroom bungalow set on a great size plot and located in an enviable location with stunning panoramic sea views and potential to develop (subject to the relevant planning permissions being obtained). The property currently comprises of an entrance hall, kitchen/diner, living room, inner hall, two double bedrooms and a bathroom. The main selling point of this property is the great size plot that it sits on with large rear garden as well as a good size front garden allowing plenty of space to redevelop (subject to relevant permission being obtained). An early viewing is highly recommended.

## ENTRANCE HALL

with stable front door, wood effect vinyl flooring, glazed window to side

## LIVING ROOM

with wood effect vinyl flooring, glazed window overlooking front, two radiators, glazed window overlooking side with stunning views over Hythe town to sea, electric fireplace with tiled surround and hearth

## KITCHEN

with parquet flooring, a selection of high and low level kitchen cabinets, laminate worktops, space for tumble dryer, wood burner, space and plumbing for dishwasher, one bowl stainless steel sink, stable door leading to rear garden, freestanding oven with four ring gas hob, cupboard, space for tall fridge/freezer, glazed windows overlooking front garden

## INNER HALLWAY

with wood effect vinyl flooring, loft hatch, airing cupboard with space and plumbing for washing machine

## BEDROOM

with wood effect vinyl flooring, radiator, glazed window overlooking rear garden

## BEDROOM

with wood effect vinyl flooring, radiator, glazed windows overlooking side with stunning views over Hythe town to sea

## BATHROOM

with tiled flooring, WC, wall hung hand basin with mixer taps over, panelled bath with shower screen and shower over, stainless steel towel radiator, localised tiling

## OUTSIDE

The property enjoys a large rear garden which is mainly laid to lawn with a large selection of mature shrubs, bushes, planting & trees. There is the added benefit of a purpose built external storage cupboard & summerhouse with most of the garden also being able to take advantage of the stunning views over Hythe Town to sea. To the front the property has a path leading up to the house with steps leading down to an area mainly laid to lawn with a selection of mature shrubs, bushes, planting & trees.

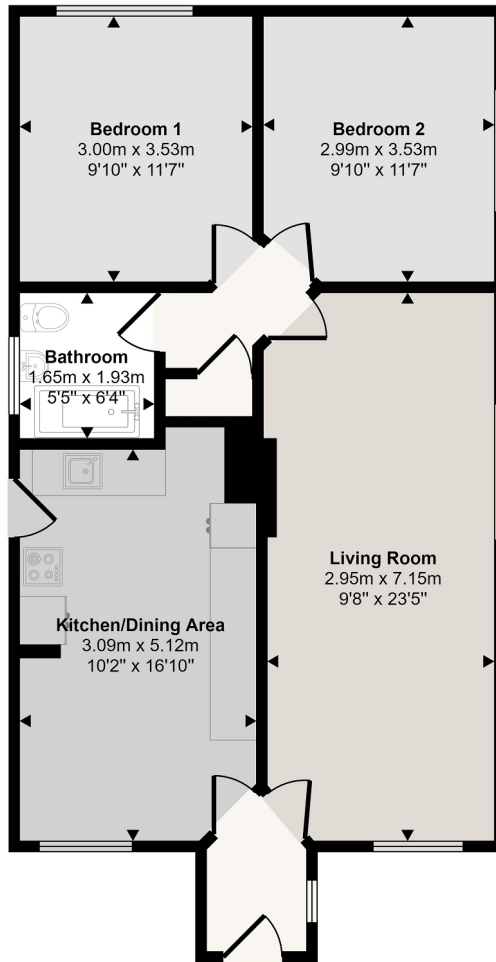
**Tenure** - Freehold

**Council tax** - Band C

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



Approx Gross Internal Area  
69 sq m / 743 sq ft



Floorplan

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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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 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.