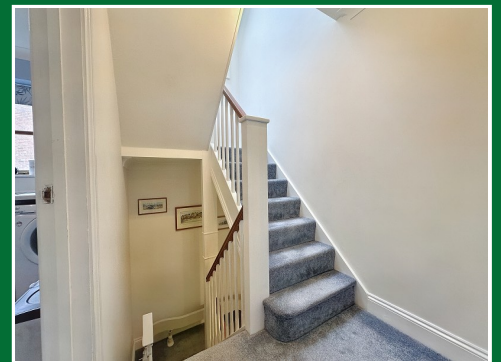




6 Claridge Mews, Chapel Street, Hythe, Kent. CT21 5BQ

Guide Price **£335,000**



- Mid terrace mews style townhouse
- Two double bedrooms
- Town centre location
- Early viewing highly recommended
- Allocated parking space

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





Situated just off of Hythes town centre which offers a good selection of independent shops together with the all important Waitrose store, the historic Royal Military canal is also close by and offers pleasant walks and recreational facilities, the town centre also offers doctors surgeries, council offices, library and dentist. Hythe also enjoys an unspoilt seafront which is also easily accessed by foot. 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 railway stations giving access to London St Pancras in just over fifty minutes.

A two bedroom mid terrace mews style townhouse which has been refurbished by the current owners with the added benefit of a garage conversion offering an extra room to the ground floor. The property comprises of cloakroom, study and entrance hall to the ground floor, living room, kitchen & landing to the first floor and two double bedrooms & a shower room to the second floor. With this property you have peace of mind with a newly installed gas fired boiler (circa 2021), newly installed RCD fusebox and newly installed alarm system. An early viewing is highly recommended.



## GROUND FLOOR

### ENTRANCE CANOPY

leading to

### ENTRANCE HALL

with wood effect vinyl flooring, radiator

### CLOAKROOM

with wood effect vinyl flooring, radiator, WC, tiled shelf, hand basin with mixer taps over, wall mounted RCD fusebox; wall mounted alarm panel

### STUDY

with radiator

## FIRST FLOOR

### LANDING

### LIVING ROOM

with glazed windows overlooking front, radiator

### KITCHEN

with wood effect vinyl flooring, a mixture of high and low level kitchen cabinets, laminate worktops, integrated fan assisted oven, four ring gas hob with extractor fan over, localised tiling, one and a half bowl stainless steel sink with mixer taps over, glazed window overlooking rear, wall mounted gas boiler, space for freestanding washing machine, space for tall fridge freezer, radiator

## SECOND FLOOR

### LANDING

with Velux window, loft hatch, airing cupboard with shelving, hanging rail and hot water cylinder

### BEDROOM 1

with radiator, glazed window with views over town to Roughs

### BEDROOM 2

with radiator, large Velux window with views to Hythe church

### SHOWER ROOM

with wood effect vinyl flooring, WC, hand basin with mixer taps over and modern storage unit under, stainless steel towel radiator, corner shower cubicle, Velux window, localised tiling

## OUTSIDE

To the front the property has a built in storage cupboard and access to a larger storage cupboard which takes up previously front of the old garage with lighting & up and over door. The property also enjoys an allocated parking space.

### STORAGE CUPBOARD

lighting and up and over door

**Tenure** - Freehold

**Council tax** - Band D

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



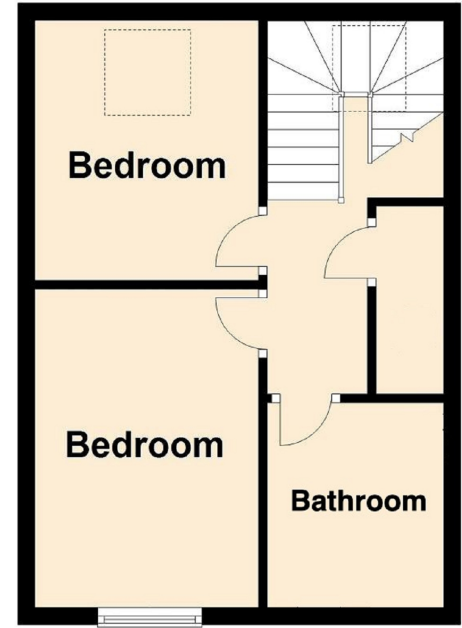
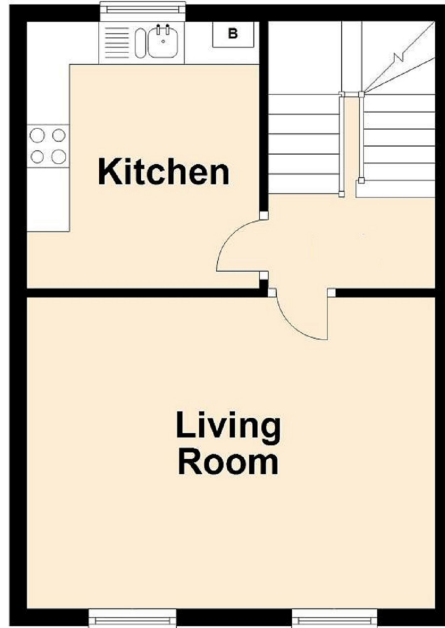
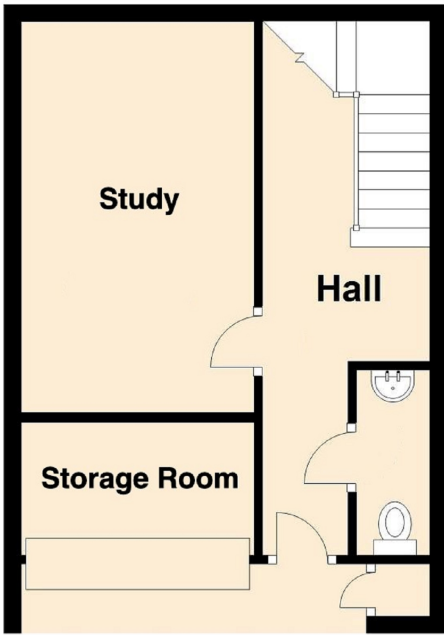
Internal Property Photo

## Ground Floor

## First Floor

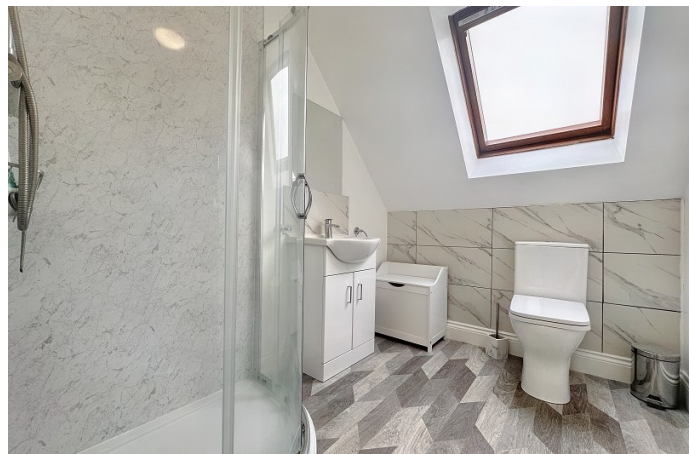
## Second Floor

Approx. 32.4 sq. metres (348.3 sq. feet)    Approx. 32.7 sq. metres (352.2 sq. feet)    Approx. 32.7 sq. metres (352.1 sq. feet)



Total area: approx. 97.8 sq. metres (1052.6 sq. feet)

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>	66	
(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.