



18 Elizabeth Gardens, Hythe, Kent. CT21 6BZ

Guide Price £290,000



- Bungalow
- One double bedroom
- Walking distance to Hythe town centre & seafront
- No onwards chain
- Early viewing highly recommended

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



Ideally situated between the town centre and seafront, with the sea just a 4 minute walk at 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 one bedroom bungalow located within a level walking distance of both Hythe town centre & seafront. The property comprises of an entrance hall, kitchen, bathroom, living room and double bedroom and benefits from gas central heating and UPVC double glazing throughout. The property also has the added benefit of no onward chain so an early viewing is highly recommended.

ENTRANCE HALL

with glazed front door, radiator, loft hatch accessing good size loft space

KITCHEN

with vinyl flooring, a selection of high and low level kitchen cabinets, laminate worktops, wall mounted gas fired combination boiler, space for cooker, space for two under counter appliances, one bowl stainless steel sink with mixer taps over, UPVC double glazed window overlooking front, radiator, UPVC double glazed window overlooking side, pantry cupboard with shelving, storage cupboard housing fuse box and meters, localised tiling

BATHROOM

with vinyl flooring, localised tiling, panelled bath with mixer taps over, hand basin with mixer taps over, WC, radiator, UPVC double glazed frosted window

LIVING ROOM

with radiator, UPVC double glazed window overlooking rear, corner cupboard with shelving over

BEDROOM

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

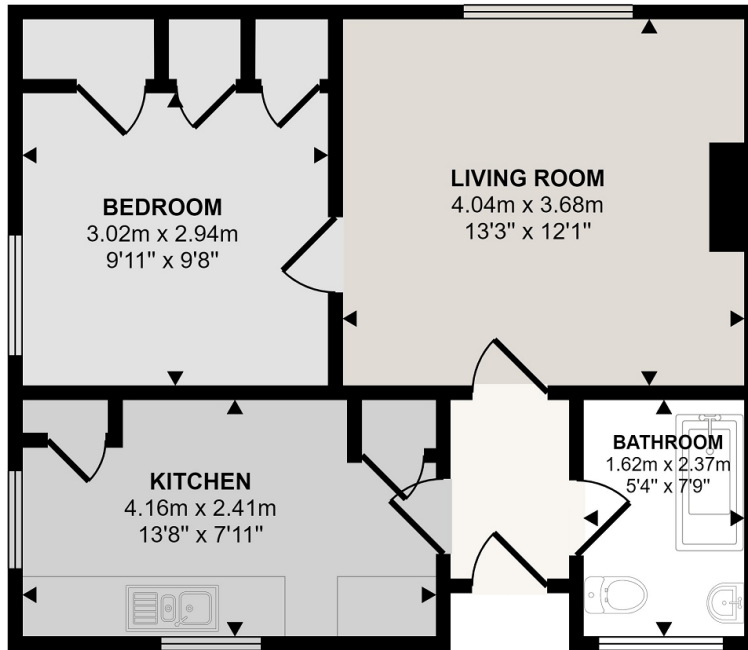
Tenure - Freehold

Council tax - Band B

Local Authority - Folkestone & Hythe District Council



Approx Gross Internal Area
44 sq m / 476 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.