



9 Moncrieff Gardens, Hythe, Kent. CT21 6FJ

Guide Price £699,995



- Semi detached townhouse
- Three bedrooms
- High quality specification throughout
- Garaging and parking
- Low maintenance rear garden

C.R. CHILD
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A fantastic opportunity to acquire a stunning modern three bedroom semi-detached townhouse on the exclusive Imperial Green residential development. This well-appointed contemporary home has high quality specification throughout. The property comprises of a entrance hall, WC and utility room to the ground floor, landing, bedroom with en-suite, bathroom and two further double bedrooms to the first floor with the second floor enjoying the living area, dining area & kitchen as well as a balcony enjoying distant sea views over the communal grounds. The property has front and rear gardens, garaging with parking in front for two/three cars. The property also benefits from a dumbwaiter to all floors.

Situated in an enviable location within close walking distance of the Royal Military Canal, sea front as well as level walking distance of Waitrose and Hythes town centre, with its range of independent shops together with an Aldi, Iceland and Sainsburys stores. Primary schooling is located just off Hythes green with secondary schooling being available in nearby Saltwood and both boys and girls grammar schools in Folkestone. Doctors surgeries, Dentist and Library are also all located within the general town centre area. The Royal Military Canal is just in front of the property and offers pleasant walks and recreational facilities as does Hythes unspoilt promenade. The area is also well serviced by golf courses including The Hythe Imperial, which is within level walking distance, other courses include Sen Valley and Etchinghill. 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 Railway Station (approximately 15 minutes by car) providing a fast service to St. Pancras, London in approximately fifty minutes. Folkestone offers a far greater selection of shopping facilities and amenities together with the Leas Cliff Hall, attracting regular shows and acts, together with the famous Leas offering pleasant walks and views of the English Channel. Folkestone Sports Centre offers pools, gym, dry ski slope, indoor and outdoor courts together with a mini golf course. The Cathedral City of Canterbury is approximately 30 minutes by car offering cultural facilities including the Cathedral and Marlowe Theatre.

GROUND FLOOR

ENTRANCE HALL

with glazed composite front door, engineered wood flooring, dumbwaiter, radiator, understairs cupboard

WC

with tiled flooring, wall hung WC with concealed cistern, wall hung hand basin with mixer tap over, radiators high level UPVC double glazed window

UTILITY ROOM

with tiled flooring, a selection of low shaker style cabinets, space and plumbing for washing machine and tumble dryer, laminate worktops, wall mounted boiler, one bowl stainless steel sink with mixer tap over, composite door leading onto garden

INTEGRAL GARAGE

with power, lighting, up and over door, high level UPVC double glazed windows overlooking rear

FIRST FLOOR

LANDING

with radiator, airing cupboard housing pressurised hot water cylinder with shelving over, storage cupboard accessed from staircase to first floor housing RCD fusebox

BEDROOM

with engineered wood flooring, radiators UPVC double glazed windows overlooking front, built in wardrobes with hanging rails and shelving over, door accessing dumbwaiter

EN-SUITE

with tiled flooring, WC, stainless steel towel radiator, hand basin with mixer tap over, walk in shower cubicle with rainfall shower and separate hand attachment, tiling floor to ceiling

BEDROOM

with engineered wood flooring, radiator, UPVC double glazed window overlooking rear with views over landscaped communal gardens

BEDROOM

with engineered wood flooring, radiator, UPVC double glazed windows with views over landscaped communal gardens up to the Hythe Imperial hotel

BATHROOM

with tiled flooring, WC with concealed cistern, hand basin with mixer tap over with modern storage cabinet under, large fitted mirror, panelled bath with shower over and glass shower screen, tiling floor to ceiling, stainless steel towel radiator

SECOND FLOOR

LANDING

with storage cupboard accessed on stairs to first floor, radiator, two light tunnels



LIVING ROOM

with engineered wood flooring, log burner with tiled hearth, floor to ceiling UPVC double glazed window accessing small Juliet balcony, concealed sliding doors leading to kitchen/dining room, UPVC double glazed sliding doors leading onto

BALCONY

with wood decked flooring, glass balustrade with metal handrails, beautiful views over communal gardens to Hythe Imperial hotel and to sea

KITCHEN/DINING ROOM

 comprising of

KITCHEN

with tile effect LVT flooring, a selection of high and low level modern kitchen cabinets, stone worktops with matching upstands high level integrated microwave, low level integrated Neff oven/grill, five ring Neff gas hob with extractor fan over, dumbwaiter, integrated Neff dishwasher, UPVC double glazed windows overlooking front, breakfast bar area

DINING AREA

with engineered wood flooring, UPVC double glazed floor to ceiling window with door accessing Juliet balcony

OUTSIDE

The property enjoys a low maintenance rear garden with a selection of raised borders with a planting & an artificial grass seating area, a path to the side leads to the rear where there is a sunken patio seating area with a couple of steps leading up to a shed. There is a gate allowing access onto the beautifully landscaped communal gardens. Side access from the property leads to the front where there is a driveway with parking for three cars.

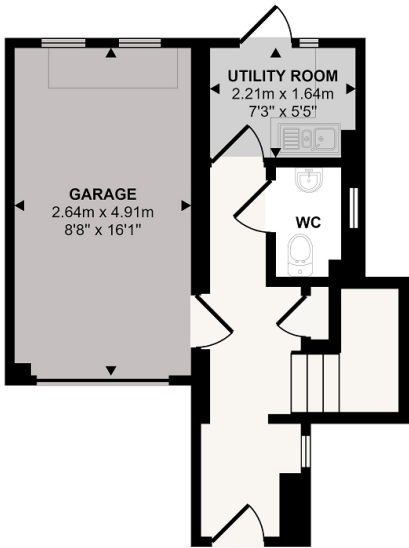
Tenure - Freehold **Council tax** - Band E

Local Authority - Folkestone & Hythe District Council

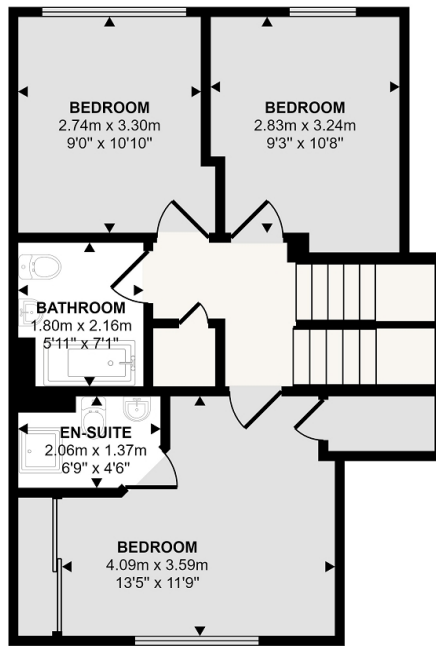




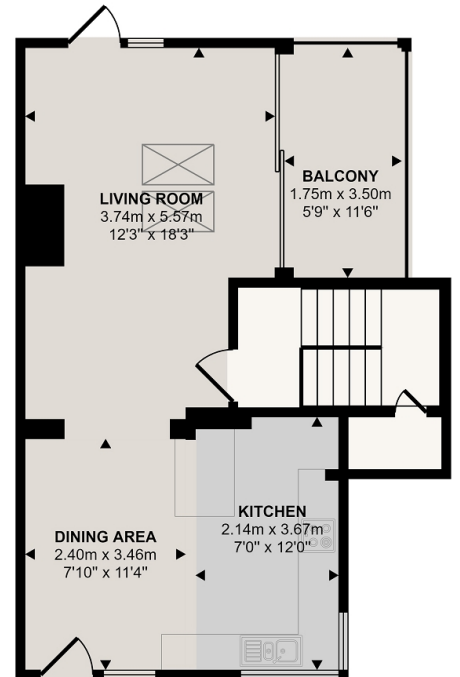
Approx Gross Internal Area
127 sq m / 1367 sq ft



Ground Floor
Approx 31 sq m / 329 sq ft



First Floor
Approx 52 sq m / 561 sq ft



Second Floor
Approx 44 sq m / 477 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+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

C.R. Child & Partners
11 High Street, Hythe. CT21 5AD
01303 267421
properties@crchildandpartners.co.uk

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.