



14 Princes Terrace, Dymchurch Road, Hythe, Kent. CT21 6LX

Guide Price **£275,000**



- Beautifully presented terraced home
- Three bedrooms
- Good sized rear garden
- Level walking distance to the town
- Early viewing highly recommended

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



Situated to the western side of the town on level ground within walking distance of Hythes town centre with its range of independent shops, together with the all important Waitrose store, the town also has a Sainsbury and within a short walking distance a modern Aldi store. The historic Royal Military canal runs through the centre of the town offering pleasant walks as does Hythes unspoilt promenade. 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 fast access to London St Pancras in just over fifty minutes.

A beautifully presented three bedroom terraced home which has been well looked after by the present owner. The property comprises of a living room, kitchen & bathroom and separate WC to the ground floor with three bedrooms to the first floor. The property also boasts a good sized garden to the rear as well as a front garden. The property has the added benefit of UPVC double glazing & gas heating. An early viewing of this home is highly recommended.

## GROUND FLOOR

### LIVING ROOM

with UPVC double glazed frosted door, exposed floorboards, log burner with tiled hearth and wooden surround, UPVC double glazed windows overlooking front, radiator

### KITCHEN

with wood effect vinyl flooring, a selection of high and low level cabinets, laminate worktops, space and plumbing for washing machine, space and plumbing for dishwasher, localised tiling, integrated fan assisted oven with grill, integrated fan assisted oven, four ring gas hob with extractor fan over, space for freestanding fridge freezer, one and a half bowl stainless steel sink, radiator, under stairs storage cupboard

### INNER HALLWAY

with UPVC double glazed door leading to rear garden

### WC

with wood effect vinyl flooring, WC, tiling floor to ceiling, hand basin with mixer tap over and storage cabinet under

### BATHROOM

with stone effect vinyl flooring, hand basin with mixer taps over and storage cabinet under, panelled bath with mixer taps, riser rail shower and glass shower screen, UPVC double glazed frosted window to side, radiator, wall mounted gas fired boiler

## FIRST FLOOR

### LANDING

with loft hatch

### BEDROOM

with engineered wood flooring, UPVC double glazed windows overlooking front, radiator, built in cupboard with hanging rail

### BEDROOM

with engineered wood flooring, UPVC double glazed windows overlooking rear, radiator

### BEDROOM

with engineered wood flooring, radiator, UPVC double glazed window overlooking rear

### OUTSIDE

The property enjoys a good sized rear garden with patio seating area leading onto an area that is mainly laid to lawn with a selection of various planting, bushes and trees. There is the added benefit of a shed as well as a purpose built store room. To the front there is a path leading up to the house with a section of planting with pebbles border

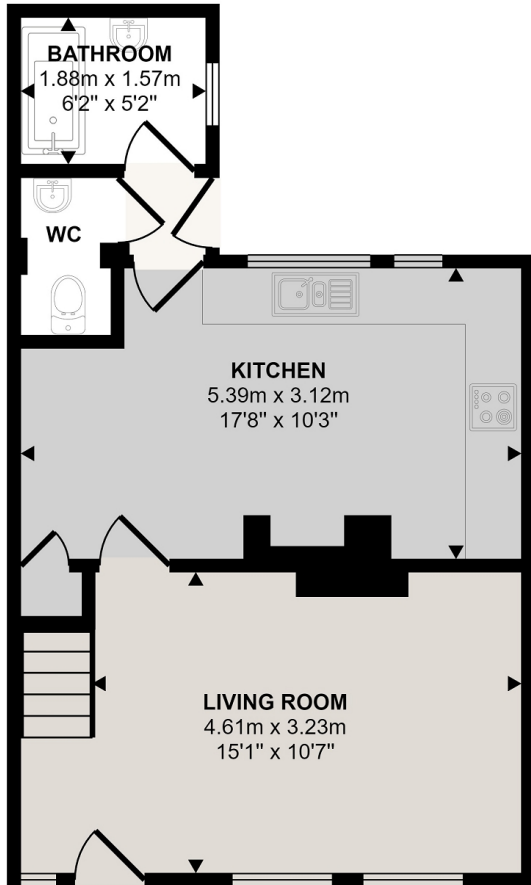
**Tenure** - Freehold

**Council tax** - Band B

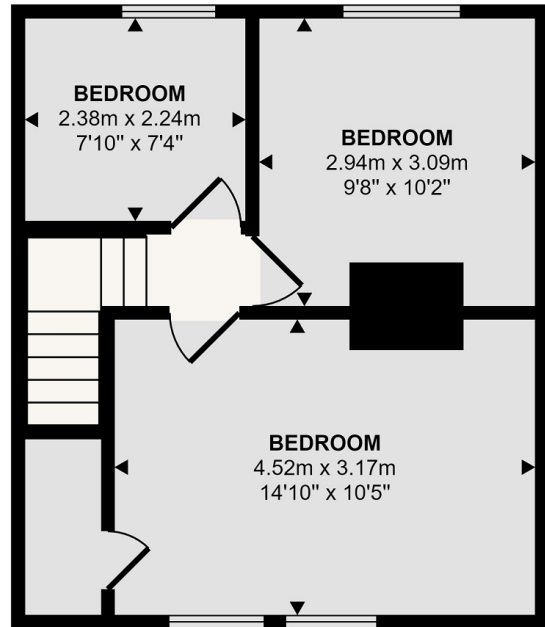
**Local Authority** - Folkestone & Hythe District Council



Approx Gross Internal Area  
75 sq m / 809 sq ft



Ground Floor  
Approx 40 sq m / 429 sq ft



First Floor  
Approx 35 sq m / 380 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(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.