



1 Redbrooks Way, Hythe, Kent. CT21 4DN

Guide Price **£549,995**



- Three bedroom bungalow
- Stunning panoramic views over the sea and town
- Balcony & conservatory
- Wrap around garden
- Garage & driveway

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



We are pleased to bring to the market this three bedroom bungalow located in an elevated position enjoying stunning panoramic views over the sea and Hythe town. The property comprises of an entrance conservatory, kitchen, hall, three bedrooms, dining room & a living room leading onto a balcony taking full advantage of the spectacular views. The property has a wrap around garden with access to a large store unit located under the balcony as well as a garage and driveway. Although the property is in need of modernisation the property does have the added benefit of no onward chain so an early viewing is highly recommended to see the potential this home has to offer.

Situated in an elevated position enjoying hillside views across Hythe yet within walking distance of Hythe town centre which offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. The historic Royal Military Canal runs through the centre of the town together with Hythe's unspoilt seafront promenade both providing pleasant walks and recreational facilities. The town centre also offers doctors' surgeries, dentists and a library. Primary schooling is located just off Hythe's green with 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 approximately 15 minutes by car giving fast services to St Pancras London in just over 50 minutes. The area is also well serviced by golf courses including The Hythe Imperial, Sene Valley and Etchinghill. The Cathedral City of Canterbury is approximately 30 minutes away by car and offers cultural facilities such as the Cathedral and the Marlowe Theatre.

ENTRANCE CONSERVATORY

with composite front door, tile effect flooring, UPVC double glazed windows overlooking rear garden with door accessing onto patio, glazed door leading into

KITCHEN

with tile effect vinyl flooring, a selection of high and low level kitchen cabinets, laminate worktops, one and a half bowl composite sink, integrated slimline dishwasher, UPVC double glazed window overlooking rear garden, four ring Bosch gas hob with extractor fan over, localised tiling, integrated Neff fan assisted oven with separate grill, UPVC double glazed window overlooking side with views to sea, radiator

HALLWAY

with loft hatch, coats cupboard with shelving storage cupboard with shelving and housing RCD fusebox and electric meter

LIVING ROOM

with UPVC double glazed sliding doors enjoying panoramic views to sea with views other Hythe town, UPVC double glazed windows to side with views to sea, two radiators, gas fireplace with brick surround and hearth

DINING ROOM

with UPVC double glazed window with door to side accessing balcony enjoying panoramic views over Hythe town to sea, radiator

BALCONY

With breathtaking panoramic views over Hythe town to sea, patio tiles, metal handrails

BEDROOM

with UPVC double glazed windows overlooking the sea to Hythe town, radiator

BEDROOM

with UPVC double glazed window overlooking rear garden, radiator

BEDROOM

with UPVC double glazed window overlooking rear garden, radiator

BATHROOM

with vinyl flooring, WC, hand basin with mixer tap over with modern storage cabinet under, LED mirror, walk in shower, stainless steel towel radiator, UPVC double glazed frosted window

OUTSIDE

The property enjoys a wrap around garden, to the rear there is a patio seating area with steps up to an area mainly laid to lawn with a selection of planting/trees and a pebbled seating area at the top. A path to the side leads you to the front where it is mainly laid to lawn with a selection of planting, trees and bushes as well as access to a large storage cupboard located under the balcony.

GARAGE

The property also enjoys access to a single garage with up and over door off the front with steps leading up to the front door.

Tenure - Freehold

Council tax - Band D

Local Authority - Folkestone & Hythe District Council



Approx Gross Internal Area
98 sq m / 1053 sq ft



Ground Floor
Approx 83 sq m / 890 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		
(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.

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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.