



52 Horn Street, Hythe, Kent. CT21 5SR

Guide Price **£285,000**



- Mid terrace residence
- Two bedrooms
- Low maintenance front and rear gardens
- No onwards chain
- Early viewings highly recommended

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



Situated in a semi-rural location conveniently located for the M20 Motorway, Channel Tunnel Terminal and ports of Folkestone and Dover, which are all easily accessed by car. High speed rail services are available from Folkestone West approximately ten minutes drive away, giving fast services to St. Pancras, London in just over fifty minutes. There is a Tesco store at the top of Horn Street, while the pretty Cinque Port Town of Hythe is approximately ten minutes drive and offers a good selection of independent shops together with Waitrose, Aldi and Sainsburys stores. The historic Royal Military Canal runs from Seabrook and through Hythe and offers pleasant walks and cycle rides. The seafront is also only five minutes drive away. Primary schooling is within five minutes walk and secondary schooling is available in Folkestone including both boys and girls grammar schools.

A charming mid-terrace two bedroom residence comprising of a living room, kitchen/dining room, inner hall and shower room to the ground floor with landing and two good sized double bedrooms to the first floor. Outside there is low maintenance front and rear gardens and the property has the added benefit of a new roof installed in 2021, UPVC double glazing throughout, gas fired central heating and no onward chain. An early viewing is highly recommended.

## LIVING ROOM

with glazed front door, wood effect laminate flooring, UPVC double glazed sash windows overlooking front, fireplace with brick hearth, radiator

## KITCHEN/DINING ROOM

with tile effect vinyl flooring, a section to low level kitchen cabinets, laminate worktops, ceramic sink with mixer taps over, localised tiling, freestanding oven with 5 ring gas hob, alcoved shelving & storage cupboard, understairs cupboard with shelving and housing RCD fusebox and meter, UPVC double glazed window overlooking rear

## INNER HALLWAY

with tiled flooring, radiator, storage cupboard, provision for tumble dryer

## MODERN SHOWER ROOM

with tiling floor to ceiling, WC, hand basin with mixer tap over and modern storage cabinet under, UPVC double glazed frosted window, shower cubicle with rainfall shower over with separate hand attachment

## FIRST FLOOR

## LANDING

## BEDROOM

with UPVC double glazed sash window overlooking front, built in wardrobes with shelving, built in cupboard with hanging rail, radiator, feature cast iron fireplace with tiled hearth

## BEDROOM

with UPVC double glazed sash window overlooking rear, radiator, feature cast iron fireplace with tiled surround

## OUTSIDE

The property enjoys a low maintenance rear garden with a patio seating area leading up to an area mainly laid to lawn with access to a large shed with light and power to the rear. There is also access to a storage cupboard housing gas fired Worcester Bosch boiler and plumbing for washing machine. To the front the property has steps leading up to an area mainly laid to shingle.

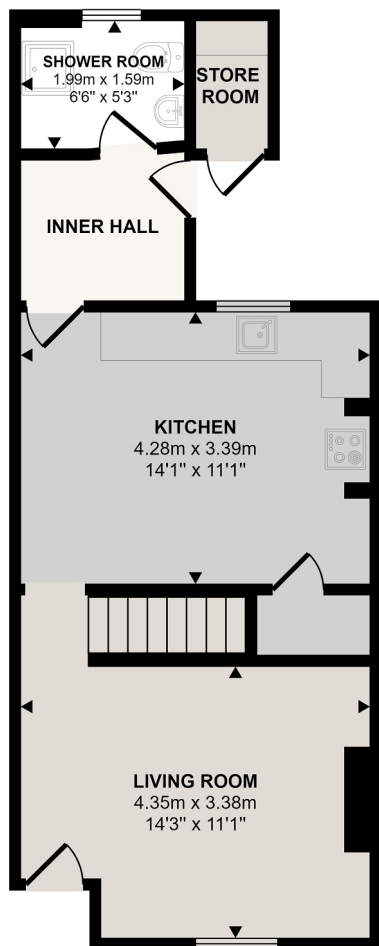
**Tenure** - Freehold

**Council tax** - Band B

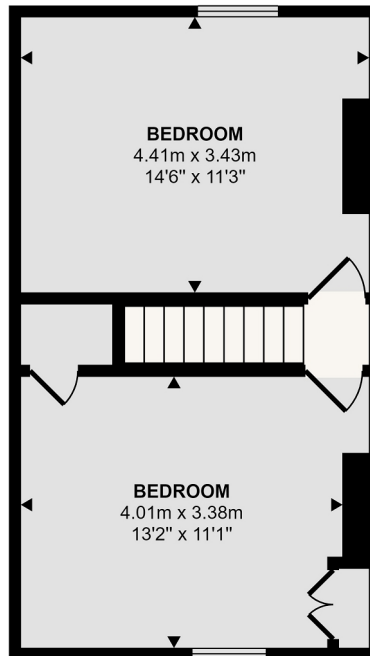
**Local Authority** - Folkestone & Hythe District Council



Approx Gross Internal Area  
76 sq m / 822 sq ft



Ground Floor  
Approx 42 sq m / 452 sq ft



First Floor  
Approx 34 sq m / 370 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>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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 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.