



Horn Street

Hythe CT21 5SR

- Three Double Bedrooms
 - Extended
- Open Plan Kitchen/Diner
- Deceptively Spacious
- Mid Terraced House
- Excellent Condition Throughout
 - Large Modern Bathroom
- Bi-Folding Doors To Rear Garden

Guide Price £325,000-£345,000 Freehold





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Mapps Estates are pleased to bring to the market this deceptively spacious, charming mid-terrace three bedroom residence presented in beautiful condition throughout and enjoying countryside views. This unique property offers much in the way of character, the stand-out feature being the beautiful country-style fitted kitchen opening onto a dining/family room with a part-vaulted double glazed roof and bi-fold doors opening onto the private rear garden. The living room enjoys an attractive bay window, while on the first floor is a large family bathroom, two double bedrooms and a wide landing offering space for a desk or study area. The second floor offers a third bedroom and a separate cloakroom. Early viewing comes highly recommended to really appreciate what this delightful home has to offer.

Situated in a semi-rural location overlooking wooded hillside to the rear and yet 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 Sainsbury's 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.

Ground Floor:

Entrance Hall

With Upvc Entrance door with inset frosted double glazed leaded stained glass effect upper panel and frosted double glazed window over, stairs to first floor, high level cupboard housing electric meter and consumer unit, wood panelled walls to dado rail level, radiator, coved ceiling, wood effect Karndean flooring.

Living Room 14' into bay x 10'2

With three front aspect Upvc double glazed windows to bay, radiator, coved ceiling.

Kitchen 11'9 x 10'4

With range of high and low level cream store cupboards and matching separate larder cupboard, wooden worktops with tiled and wood panelled splash backs, inset double ceramic sink with mixer tap over and store cupboard under, Stoves mini Range-style cooker (available subject to separate negotiation) with extractor canopy over, space and plumbing for dishwasher, under stairs store cupboards with space and plumbing for washing machine and tumble dryer, gas meter, power and light, electric radiator, recessed down lighters, wood effect Karndean flooring, opening to-

Dining Room/Family Room 14'3 x 12'4

With feature part-vaulted double glazed roof with oak beams, rear aspect floor to ceiling double glazed window with garden outlook, double glazed bi-fold doors to rear garden, radiator, four Tiffany style leaded glass down lighters, wood effect Karndean flooring.

First Floor:

Spacious Split-Level Landing

With painted balustrade, stairs to Second Floor with space for desk/study area, radiator, coved ceiling.

Bathroom 12'11 x 7'7

With frosted Upvc double glazed window, white suite comprising 'Jacuzzi' style bath with shower over and screen to side, low level WC, bidet, pedestal wash hand basin with mixer tap over, extractor fan, recessed shelved store cupboard, part-tiled walls, radiator, heated towel rail, wood effect tiled floor, cupboard housing wall mounted Worcester Bosch gas fired combination boiler with heating control panel below.

Bedroom 12'1 x 10'3

With rear aspect Upvc double glazed window with view of wooded hillside, fitted double wardrobe with store cupboard over, radiator, coved ceiling.

Bedroom 11'8 x 10'6

With two front aspect UPVC double glazed windows, radiator, coved ceiling, built in double wardrobe.

Second Floor:

Cloakroom

With skylight window to sloped ceiling, WC, radiator, wall hung sink with mixer tap over, wood effect vinyl flooring, radiator.

Bedroom 13'2 x 13'2

With front aspect skylight window, rear aspect Upvc double glazed windows with open view of wooded hillside, feature internal leaded and stained-glass window, eaves access points, two radiators, built in storage cupboards with hanging space.

Outside:

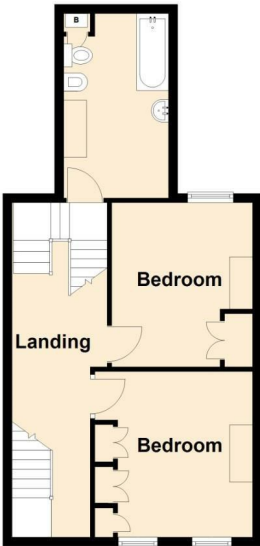
The property enjoys a pretty, low-walled front garden laid to slate chippings, a small paved area and feature rose bush, with steps and a pathway leading to the front entrance; outside wall light.

To the rear is an enclosed, private garden (measuring approximately 26'7 x 14'5), mostly laid to lawn with the addition of two paved seating areas. There is an outside tap, a wall light, and a gate that leads to a shared alleyway accessing the front of the property.





Ground Floor Approx. 44.2 sq. metres (476.0 sq. feet) **First Floor** Approx. 47.9 sq. metres (515.9 sq. feet)



Second Floor Approx. 20.8 sq. metres (223.8 sq. feet)



Total area: approx. 112.9 sq. metres (1215.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	71	80
England & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these 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 accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.