



Raven Close

Hythe CT21 4DT

- Modern Semi-Detached Home
 - Spacious Living Room
- Bathroom & En Suite Shower
 - Rear Garden
- Two Allocated Parking Spaces
- Three Bedrooms
- Kitchen/Diner With Integrated Appliances
 - Downstairs Cloakroom
- Remainder Of 10 Year NHBC Warranty
 - No Onward Chain

Asking Price £325,000 Freehold





Mapps Estates are delighted to bring to the market this immaculately presented double-fronted three bedroom modern family home located on the popular Martello Lakes development on the western outskirts of Hythe. This semi-detached property is approximately five years old and comes with the peace of mind of the remainder of a ten year NHBC warranty. The well-proportioned accommodation comprises a reception hall, cloakroom, a spacious double aspect living room, a kitchen/diner with integrated appliances, a master bedroom with an en suite shower room, two further bedrooms and a family bathroom. The property also enjoys an attractive rear garden and patio, as well as two side by side allocated parking spaces to the rear. Being sold with the benefit of no onward chain, an early viewing comes highly recommended.

Located on the Martello Lakes development to the south-western side of the Cinque Port town of Hythe, and enviably positioned between the prestigious 40-acre Martello Sailing & Fishing Lake and the English Channel. The historic Royal Military Canal is only a short walk from the property and offers pleasant walks, cycling and fishing, with the Canal path allowing walkers and cyclists to travel to Hythe centre itself. Here you will find a good selection of independent shops together with Waitrose, Sainsbury's and Aldi stores, along with the beautiful beach and unspoilt promenade. There is a good choice of schooling in the area, (including 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 and Folkestone Central giving fast services to London St Pancras in just over fifty minutes. Non fast services are also available from the nearby Sandling and Westenhanger stations.

Ground Floor:

Front Entrance

With canopy over, outdoor wall light, composite front door with inset double glazed panel, opening to reception hall.

Reception Hall 9'7 x 6'9

With stairs to first floor, fitted double cloaks cupboard with consumer unit, heating thermostat, tiled floor, radiator.

Cloakroom

With pedestal wash hand basin with mixer tap and tiled splashback over, WC, extractor fan, tiled floor, radiator.

Living Room 15'8 x 10'7

With front and side aspect UPVC double glazed windows, wood effect laminate flooring, radiator.

Kitchen/Diner 15'5 x 8'10

Comprising dining area with side aspect UPVC double glazed window and rear aspect UPVC double glazed French doors opening to patio and garden, radiator, modern fitted kitchen with range of fitted store cupboards and drawers, wood effect worktops with matching upstands and concealed downlighters over, inset stainless steel sink/drainage with mixer tap over, rear aspect UPVC double glazed window looking onto garden, four ring gas hob with splashback and extractor canopy over and electric oven under, integrated fridge/freezer, dishwasher and washing machine, cupboard housing wall-mounted Ideal gas-fired combination boiler, tiled floor.

First Floor:

Landing

With loft hatch, built-in store cupboard, wood effect laminate flooring.

Bedroom 10'9 x 10'6

With side aspect UPVC double glazed window, heating thermostat, wood effect laminate flooring, radiator, door to en suite shower room.

En Suite Shower Room 7'7 x 4'8

With UPVC frosted double glazed window, walk-in fully tiled shower cubicle with Mira electric shower and sliding screen, pedestal wash hand basin with mixer tap and tile

splashback over, WC, extractor fan, wood effect laminate flooring, radiator.

Bedroom 11'10 (max) x 8'8

With front aspect UPVC double glazed window, wood effect laminate flooring, radiator.

Bedroom 8'10 x 6'6

With side aspect UPVC double glazed window looking onto garden, wood effect laminate flooring, radiator.

Bathroom 6'11 x 5'7

With UPVC frosted double glazed window, panelled bath with mixer tap, wall-mounted shower attachment and tiled splashback over, pedestal wash hand basin with mixer tap and tiled splashback over, WC, extractor fan, wood effect laminate flooring, radiator.

Outside:

To the front of the property are wraparound planted borders laid to beach shingle and slate chippings. Private parking is accessed to the rear and there are two side by side allocated parking spaces next to the rear garden gate. The rear garden has been laid mostly to beach shingle with a good-sized paved patio by the French doors. There are raised herb beds to the rear, a garden store, an outside tap and a side gate opening to the parking area.

Estate Management Charge:

Residential Management Group: Current Half Yearly Service Charge (1st April - 30th September 2026) £87.22





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.