



St. Leonards Road Hythe CT21 6EN

- Well-Appointed End Terrace Period Home
 - Two Bedrooms & Loft Room
 - Contemporary Fitted Kitchen
- Rear Garden With Large Modern Storeroom
 - UPVC Sash Windows To Most Rooms
- Extensively Refurbished Throughout
- Open Plan Lounge/Diner With Log Burner
 - Exceptional Family Bathroom
 - Modern Central Heating System
- Walking Distance Of Seafront & High Street

Asking Price £395,000 Freehold





Mapps Estates are delighted to bring to the market this extensively refurbished two bedroom period home ideally located within level walking distance of the seafront and high street. The generous accommodation is immaculately presented throughout, comprising a spacious open plan lounge/diner with a feature log burner, a contemporary fitted kitchen with integrated appliances, two bedrooms, a stunning family bathroom with a rolltop bath and a large shower enclosure, and a useful loft room. The rear garden has been attractively landscaped and a large garden storeroom has also been erected. In addition, the property benefits from a new central heating system and stylish UPVC sash windows. An early viewing comes highly recommended to fully appreciate everything this desirable home has to offer.

Located a short walk from the beach and seafront promenade, and within level walking distance of the town centre and the Royal Military Canal. Hythe enjoys an excellent selection of independent shops, cafes and restaurants, together with Waitrose, Sainsbury's and Aldi stores. Doctors' surgeries, dentists, public library and St Leonard's Church are also all located centrally. Primary schooling is within walking distance, and secondary schooling is available in Saltwood; both boys' and girls' grammar schools are available in nearby Folkestone. The M20 motorway, Channel tunnel terminal and ports of Folkestone and Dover are also easily accessed by car, along with high speed rail services available from Folkestone, (approximately 15 minutes by car), giving access to London St Pancras in approximately 50 minutes.

Ground Floor:

Front Porch

A recessed front porch with light over, composite front door with frosted stained glass double glazed inset panels and window over, opening to entrance lobby.

Entrance Lobby

With dado rail, recessed downlighters, exposed floorboards, radiator, opening through to open plan lounge/diner.

Open Plan Lounge/Diner 24'6 x 13'1

Comprising living room area with large front aspect bay window with UPVC double glazed sash windows looking onto garden, fireplace with cast iron log burner and wooden mantel shelf over, fitted shelves to chimney breast recesses, exposed floorboards, radiator, dining room area with rear aspect UPVC double glazed sash window, stairs to first floor with large understairs store cupboard housing gas and electric meters and consumer unit, radiator, exposed floorboards, open doorway through to kitchen.

Kitchen 13'10 x 8'2

With side aspect UPVC double glazed sash window, rear aspect UPVC double glazed French doors opening to patio and garden, contemporary fitted kitchen comprising a generous range of matt grey finish store cupboards and drawers, wine rack, marble effect square edge worktops with matching upstands and concealed lighting over, inset Franke resin sink/drainer with mixer tap over, four ring gas hob with splashback and extractor over, fitted high level electric double oven, integrated fridge/freezer, integrated dishwasher and washing machine, space for tumble dryer, cupboard housing modern wall-mounted Worcester Bosch gas-fired combination boiler, wood effect vinyl flooring, recessed downlighters.

First Floor:

Landing

Split-level landing with built-in shelved linen cupboard with UPVC frosted double glazed window, fitted store cupboard, dado rail, door opening to stairs to loft room, doors to bedrooms and bathroom, radiator.



Bedroom 13'10 x 10'11

With two front aspect UPVC double glazed sash windows, two fitted double wardrobes to chimney breast recesses with store cupboards over, exposed floorboards, radiator.

Bedroom 10'11 (max) x 8'7

With rear aspect UPVC double glazed sash window, radiator.

Family Bathroom 10'7 x 8'2

An impressive family bathroom with rear aspect frosted double glazed UPVC sash window, freestanding rolltop bath with floor-mounted mixer tap and shower attachment over, large walk-in shower enclosure with rainfall shower and separate hand-held shower attachment, WC with high level cistern, twin wash hand basin with mixer taps over and storage cabinets under, shaver point, recessed downlighters, extractor fan, part-tiled walls, heated towel rail, tile effect vinyl flooring.

Loft Room 12'6 x 11'3

With some restricted head height, front and rear aspect Velux windows, electric radiator.

Outside:

To the front of the property is a low ragstone-walled garden laid to pebbles with a central raised shrub bed, with a gated pathway leading to the front entrance. The rear garden has been laid to lawn with a gravel border to one side, a paved rear terrace, and a patio laid to porcelain tiles. There is a outside tap and a gate opening to a shared alleyway leading to the road. The owners have also erected a good-sized shed on a concrete base, measuring 11'2 x 6'5 internally and having power points and light.

Agent's Note:

There is a right of way to the rear of the property; please contact agent for more details.







Total area: approx. 97.0 sq. metres (1044.2 sq. feet)

Local Authority Folkestone & Hythe District Council
Council Tax Band C
EPC Rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
 Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
 info@mappsestates.co.uk
 http://www.mappsestates.co.uk

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.