



St. Hildas Road

Hythe CT21 6HF

- Detached Bungalow
- Short Stroll To Beach
- Spacious Lounge/Diner
 - Luxury Bathroom
- Front & Side Gardens
- Three Bedrooms
- Walking Distance Of High Street
 - Large Fitted Kitchen
 - Log Burner & Central Heating
 - Off Road Parking

Offers In Excess Of £600,000 Freehold





Mapps Estates are delighted to bring to the market this well presented three bedroom detached bungalow residence located a stone's throw from the beach and conveniently within level walking distance of the town centre. Thought to have been built in the 1930s, the property offers generous and well-proportioned accommodation throughout, comprising a reception hall, main bedroom with French doors to the garden, two further bedrooms, a luxury bathroom with a rolltop bath and walk-in shower, a separate cloakroom, a large fitted kitchen, and a bright and spacious south-facing lounge/diner boasting a cast iron log burner. The property also enjoys gardens to the front and side as well as off-road parking. An early viewing comes highly recommended.

Located a stone's throw from the beach and seafront promenade, and within level walking distance of the town centre and the Royal Military Canal. Hythe enjoys an excellent array 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. 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.

Front Entrance

The property is approached via a gated, brick block paved pathway leading to the front entrance, with an outside wall light and composite front door with frosted double glazed inset panels. This opens to a small entrance lobby leading through to the reception hall.

Reception Hall

With solid European oak flooring, loft hatch and fitted loft ladder, heating control panel, recessed downlighters, radiator.

Lounge/Diner 24'2 x 13'5 (max)

An open plan space with solid European oak flooring throughout comprising a lounge and dining area, the lounge having a south-facing bay window looking onto the front garden, with UPVC double glazed windows and fitted shutters, a cast iron log burner set onto a slate effect hearth, the dining area having front and side aspect UPVC double glazed windows with fitted shutters, recessed downlighters, two radiators, archway leading through to kitchen.

Kitchen 18'3 x 9'7

With front aspect UPVC double glazed window, UPVC frosted double glazed back door to side, comprehensive range of matching fitted store cupboards, display cabinets and drawers, wood effect worktops, inset stainless steel sink/drainers with mixer tap over, four ring ceramic electric hob with pull-out extractor over, fitted high level Neff electric double oven, integrated Neff fridge/freezer, space for American style fridge/freezer, space and plumbing for washing machine and dishwasher, cupboard housing wall-mounted Viessmann gas-fired combination boiler, feature decorative ceiling beams, tiled walls, tile effect vinyl flooring, radiator.

Bedroom 13'11 (max) x 12'8

With a south-facing bay window looking onto the front garden with UPVC double glazed windows and fitted shutters, side aspect UPVC double glazed French doors opening to side garden, painted wooden floorboards, radiator.

Bedroom 12'8 x 9'11

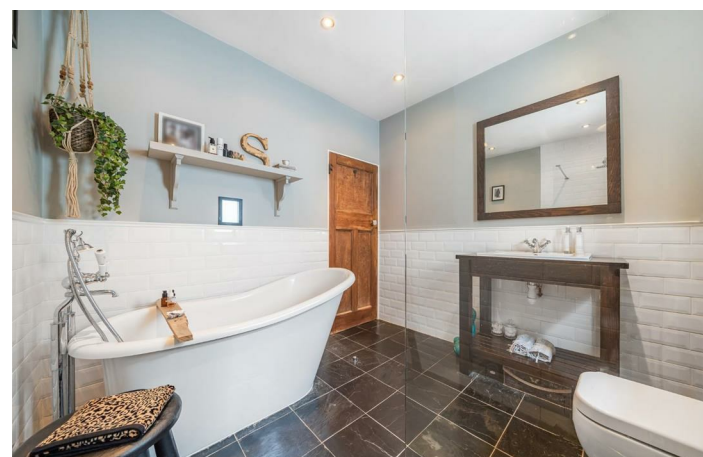
With dual aspect UPVC double glazed windows, radiator.

Bedroom 8'6 x 8'6 (max points)

With rear aspect UPVC double glazed window, exposed floorboards, radiator, door to cloakroom.

Cloakroom

With frosted window, WC, wall-hung wash hand basin, picture rail, storage cupboard space.



Bathroom 8'8 x 8'5

With UPVC frosted double glazed window, rolltop bath with freestanding mixer tap and shower attachment, large walk-in shower enclosure with rainfall shower, wooden cabinet with inset wash hand basin with mixer tap over and storage space under, WC, extractor fan, recessed downlighters, part-tiled walls, tiled floor, chrome effect heated towel rail.

Outside:

To the front of the bungalow is a south-facing walled garden laid to lawn with shrub borders. A gated brick block paved pathway leads to the front entrance with a gate opening to the private side garden which has been laid to lawn. To the other side of the bungalow there is a hardstanding providing an off-road parking space and leading through to a log store and shed by the back door. There is also an outdoor wall light and tap.







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

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		
	58	81
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.