

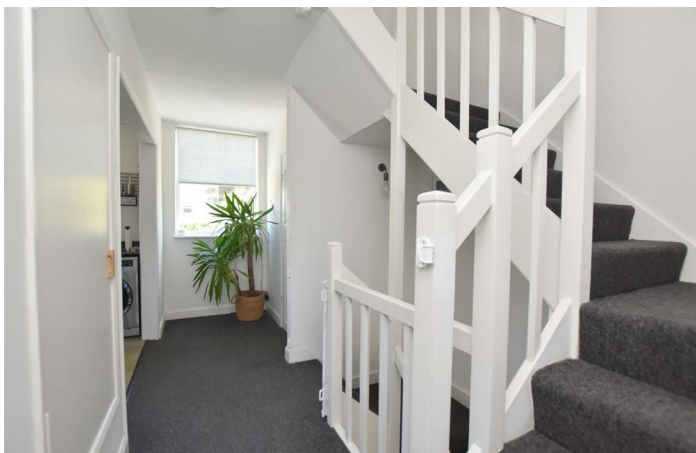


## Fisher Close Hythe CT21 6AB

- End Terrace Townhouse
- Accommodation Over Four Floors
  - Luxury Fitted Kitchen
- Conservatory With Bi-Fold Doors
  - Integral Garage & Driveway
- Immaculately Presented Throughout
  - Four Bedrooms
  - Spacious Lounge/Diner
  - Attractive Rear Garden
- Close To Seafront & Imperial Hotel

**Asking Price £550,000 Freehold**





Mapps Estates are delighted to bring to the market this immaculately presented four storey townhouse on the sought-after Fisher Close development located within easy reach of the Imperial hotel and seafront and within level walking distance of Waitrose and Hythe high street. The well proportioned accommodation comprises a welcoming reception hall, utility room and conservatory to the ground floor, a luxury fitted kitchen, cloakroom, and a spacious lounge/diner to the first floor, three bedrooms and a family bathroom to the second floor, and a feature mezzanine landing and a further bedroom to the top floor. The property enjoys lovely views of St Leonards church on the hillside, a good-sized integral garage, a brick block paved driveway and an attractive rear garden. An early viewing of this desirable family home comes highly recommended.

Located only a short stroll from Hythe's seafront and the Imperial Hotel and golf course, and within level walking distance of the high street and Royal Military Canal. The high street offers an excellent array of independent shops, together with Waitrose and Sainsbury's stores, and an Aldi store close by. Doctors' surgeries, dentists, a 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 fifteen minutes away by car), giving access to London St Pancras in approximately 50 minutes.

### **Ground Floor:**

#### **Front Entrance**

With composite front door with inset frosted double glazed panel, UPVC frosted double glazed windows to both sides, opening to entrance lobby.

### **Entrance Lobby 8'2 x 3'5**

With coat-hanging space to both sides, fitted doormat tiled floor, wall light, internal windows and glazed panel door opening to reception hall.

### **Reception Hall 16'9 x 8'2**

With stairs to first floor and understairs store cupboard, built-in store cupboard, large built-in cloaks cupboard with hanging rail and shelf over, tiled floor, two wall light points, vertical radiator, open doorways to utility room and conservatory.

### **Utility Room 8'2 x 4'9**

With rear aspect UPVC double glazed window looking onto garden, solid wood flooring, corner wash hand basin with mixer tap over, part-wood panelling to walls.

### **Conservatory 12'3 x 9'**

A modern conservatory installed approximately four years ago, with double glazed pitched roof and fitted blinds, full length UPVC double glazed windows with remote-controlled roller blinds, rear aspect double glazed bi-fold doors opening to patio and garden, two wall light points, vertical radiator, tiled floor, door to storeroom.

### **Storeroom 4'11 x 4'4**

With fitted shelving, vinyl flooring, light, door to garage.

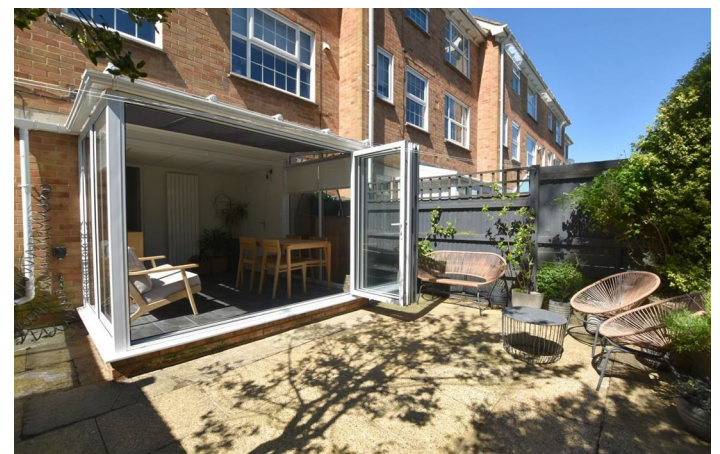
### **Garage 20' x 10'6 (max)**

With remote-controlled roller door, gas and electric meters, consumer unit, fitted kitchen cabinets and drawers, fitted shelving, power and light.

### **First Floor:**

#### **Landing**

With rear aspect UPVC double glazed window looking onto garden, stairs to second floor, large built-in linen cupboard, glazed panel door to lounge/diner, large open doorway through to kitchen, door to cloakroom.



### **Cloakroom 5'6 x 3'7**

With UPVC frosted double glazed window, WC with concealed cistern and shelf over, wash hand basin with mixer tap over and store cabinet under, part-tiled walls, tile effect flooring, chrome effect heated towel rail.

### **Kitchen 10'7 x 10'5**

With rear aspect UPVC double glazed window looking onto garden, modern fitted kitchen with a range of dark grey gloss finish store cupboards and drawers, composite worktops with matching upstands, Villeroy & Boch grey ceramic one and a half bowl sink/drainers with mixer tap over, four ring induction hob with extractor canopy over and electric oven under, integrated fridge/freezer, space and plumbing for washing machine, solid wood flooring.

### **Lounge/Diner 19'1 x 14'8 (max points)**

With feature front aspect oriel window with UPVC double glazed windows, UPVC double glazed window looking onto Juliet balcony with

open aspect and glimpse of St Leonards church, solid wood flooring, vertical radiator.

### **Second Floor:**

#### **Landing**

With stairs to top floor, doors to bedrooms and bathroom.

#### **Bedroom 12'6 x 10'5**

With front aspect UPVC double glazed window with view of the hillside and St Leonards church, recessed double wardrobe with hanging rail and shelf over, coved ceiling, solid wood flooring, vertical radiator.

#### **Bedroom 10'6 x 10'5**

With rear aspect UPVC double glazed window looking onto garden and with sea glimpse, recessed store cupboard with fitted shelf, solid wood flooring, vertical radiator.

#### **Bedroom 9'5 x 8'2**

With front aspect UPVC double glazed window



with view of the hillside and St Leonards church, range of Sharps fitted furniture comprising a triple wardrobe along one wall with mirrored sliding doors and a double chest of drawers, solid wood flooring, radiator.

### **Bathroom 8'1 x 5'6**

With UPVC frosted double glazed window, shower bath with mixer tap, rainfall shower with separate hand-held shower attachment and folding shower screen over, wash hand basin set onto shelf with mixer tap over and store cabinet under, WC with concealed cistern and shelf over, tiled floor, part-tiled walls, chrome effect heated towel rail.

### **Top Floor:**

### **Mezzanine 12'8 x 7'11 (max points)**

With side aspect UPVC double glazed window, fitted bookshelves, door to bedroom.

### **Bedroom 12'9 x 10'9**

With rear aspect Velux window with fitted blind, hillside view and sea glimpse, large store

cupboard housing wall-mounted Vaillant gas-fired combination boiler, fitted shelf and hanging rail, radiator.

### **Outside:**

To the front of the property is a brick block driveway providing an off-road parking space and access to the garage, and a path leading to the front entrance with an outdoor wall light. The rear garden has a paved patio area by the conservatory, with a garden store, raised beds, a side gate, an outdoor power point and tap. Steps lead up to the terraced garden which has been attractively with flowers and shrubs and hedging to the rear.





Total area: approx. 164.9 sq. metres (1774.6 sq. feet)  
 Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company. Plan produced using PlanUp.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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