



1 Princes Terrace, Dymchurch Road, Hythe, Kent. CT21 6LX

Guide Price **£299,995**



- Three bedroom end terraced residence
- Newly refurbished
- Modern fitted kitchen with integral appliances
- contemporary new bathroom
- New Worcester Bosch boiler & electrics throughout

C.R. CHILD
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated to the western side of the town and adjacent to the Aldi store. The town centre also offering Sainsburys, Iceland and the all important Waitrose store, the town centre also offers a good selection of independent shops together with primary schooling located just off Hythes Green aswell as in Palmarsh. Secondary schooling is available in nearby Saltwood, with both boys and girls 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 both Folkestone stations, giving fast access to London St Pancras in just over fifty minutes.

A three bedroom end terrace home, which has been subject to full refurbishment including; a modern fitted contemporary kitchen with built in appliances and stone work surfaces and enjoying views to the Roughs to the rear, newly refurbished contemporary bathroom with shower attachment over and screen to side, finished with contemporary tiling to both walls and floor. The ground floor benefits from light grey laminate flooring throughout, there is also a utility cupboard with plumbing for washing machine and boiler cupboard with new Worcester Bosch boiler for central heating and domestic hot water. The property has also been rewired with downlighters in all rooms, the first floor has three bedrooms all of which are newly carpeted and the property also benefits from UPVC double glazing throughout. Outside the property enjoys an enclosed rear garden with newly turfed lawn and two patio areas complete with chip slate beds, outside tap, outside brick built tool store

LIVING ROOM (17' 02" Max x 10' 04") or (5.23m Max x 3.15m)

three UPVC double glazed windows to the front, light grey laminate flooring, radiator with thermostatic control, further radiator, composite front door, vaulting cupboard under under stairs with consumer unit, attractive balustrade and stair case to first floor, inset down lighters, mains smoke alarm, opening to:-

KITCHEN/BREAKFAST ROOM (14' 7" Max x 10' 4") or (4.45m Max x 3.15m)

inset acrylic sink unit with mixer tap over and slate grey finished contemporary cupboards under with range of matching high and low level units with stone work surfaces, integrated dishwasher, integrated fridge and freezer, integrated stainless steel electric fan assisted oven/grill, four ring ceramic induction hob over with stainless steel canopy over, breakfast bar, down lighters, contemporary feature radiator, heating control unit, boiler cupboard with Worcester Bosch newly installed boiler for central heating and domestic hot water, utility cupboard with plumbing for washing machine, light grey laminate flooring, UPVC double glazed sliding patio door to garden with views to Roughs.

INNER HALLWAY

with down lighter and light grey laminate flooring

BATHROOM

comprising newly installed contemporary white suite with panelled bath and shower attachment over and screen to one side, low level WC, pedestal wash hand basin with mixer tap and full contemporary tiling, shaver point, down lighters, UPVC double glazed window, chrome heated towel rail and extractor fan

FIRST FLOOR

LANDING

with hatch to roof space, down lights, mains smoke alarm

BEDROOM (14' 04" x 10' 04") or (4.37m x 3.15m)

two UPVC double glazed windows to front, radiator with thermostatic control, down lighters, walk in storage cupboard.

BEDROOM (9' 07" x 9' 04") or (2.92m x 2.84m)

radiator, UPVC double glazed window with view over garden to the Roughs, with thermostatic control, down lighters

BEDROOM (7' 10" x 7' 05") or (2.39m x 2.26m)

UPVC double glazed window with views over garden to the Roughs, radiator with thermostatic control, down lighters

OUTSIDE

The property enjoys an enclosed rear garden, newly laid to lawn with two patio area and slate beds, brick tool store, outside tap, right of way over garden to side entrance with gates leading to front garden and road. Off road parking could be obtained subject to getting the relevant consents.

Tenure - Freehold

Council tax - Band B

Local Authority - Folkestone & Hythe District Council





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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