



14 Theatre Street, Hythe, Kent. CT21 5LD
Offers In Excess Of **£270,000**



- Grade II listed period cottage
- Two double bedrooms
- Low maintenance rear courtyard
- Well maintained
- Close level walking to Town centre

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



Situated in a central town location, the town centre offering a good selection of local shops and amenities including doctors surgeries, council offices and library. The town also boasts Waitrose and Sainsburys stores. Primary schooling is located just off nearby Hythes green with secondary schooling being available in Saltwood and Folkestone. Sandling main line railway station, 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 station being approximately 15 minutes by car and offering regular fast services to London, St. Pancras in approximately fifty minutes. The local area also offers a selection of golf courses including the Hythe Imperial, Sene Park and Etchinghill.

This Grade II listed two bedroom cottage is located in a central town location and has been well looked after by the current owners. The property comprises living room, dining room & kitchen to the ground floor with two double bedrooms and a bathroom to the first floor. The property enjoys a low maintenance rear courtyard with access via a shared path to the front.

GROUND FLOOR

LIVING ROOM

with solid wood glazed front door, radiator, sash windows overlooking front, feature cast iron fireplace

DINING ROOM

with sash windows overlooking rear, radiator, under stairs storage cupboard with shelving

KITCHEN

with tiled flooring, a selection of high and low level kitchen cabinets, laminate worktops, localised tiling, space for freestanding fridge, one bowl ceramic sink, freestanding oven with four ring gas hob over, glazed window overlooking rear courtyard, stable door leading to courtyard garden



FIRST FLOOR

LANDING

BEDROOM

with sash windows overlooking front, radiator, built in cupboard with hanging rail and shelving over



BATHROOM

With wood effect vinyl flooring, WC, hand basin with mixer taps over, glazed frosted window, panelled white bath with mixer taps over with separate shower attachment

BEDROOM

With sash windows overlooking rear, radiator



OUTSIDE

The property enjoys a low maintenance rear courtyard with access via a shared path to the front.

Tenure - Freehold

Council tax - Band B

Local Authority - Folkestone & Hythe District Council





Illustration for identification purposes only. Measurements are approximate.
Not to scale. Outbuildings are not shown in actual location.



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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.