



26 Quarry Walk, Hythe, Kent. CT21 5TW

Guide Price **£475,000**



- Detached bungalow
- Three bedrooms
- Front and rear gardens
- Detached garage & driveway
- Early viewing highly recommended

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



Situated in a hillside location in Seabrook which offers a small selection of local shops including a general store and public house/restaurant together with primary schooling and garage/convenience store. The historic Royal Military Canal and seafront are both within walking distance. Hythe town centre is approximately 10 minutes away by car and offers a good selection of independent stores together with Waitrose, Aldi and Sainsburys stores. Primary schooling is located in Seabrook with secondary being available in Folkestone and Hythe, Folkestone also offering both boys and girls grammar schools. The larger town of Folkestone offers a wider range of shopping facilities and the Leas Cliff Hall attracting regular shows and acts. The M20 Motorway, Channel Terminal and Port of Dover are also easily accessed by car. High speed rail services are available from Folkestone West approximately 10 minutes by car offering fast services to St Pancras London in just over fifty minutes.

A three bedroom detached bungalow with well tended gardens, driveway & detached garage. The property comprises of an entrance hall, living room, kitchen, shower room and three bedrooms with the added benefit of a detached garage & driveway. The property also enjoys a well tended front & rear gardens as well as a crawl space under the property for storage. An early viewing is highly recommended.

### ENTRANCE HALL

with double glazed front door with window to side, two radiators, airing cupboard housing hot water cylinder, loft hatch accessing partially boarded loft, cupboard with shelving, cupboard with plumbing for washing machine

### LIVING ROOM

with UPVC double glazed windows overlooking front, radiator, gas fireplace with wood surround and tiled hearth, UPVC double glazed doors leading out to rear garden

### KITCHEN

with wood effect laminate flooring, dual aspect UPVC double glazed windows, space for fridge, a selection of high and low level kitchen cabinets, integrated oven, four ring hob with extractor fan over, localised tiling, one and a half bowl sink with drainer board to side, radiator, UPVC double glazed door leading to rear garden

### BEDROOM

with dual aspect UPVC double glazed windows, radiator, built in wardrobe with hanging rails and shelving over

### BEDROOM

with UPVC double glazed windows overlooking side, radiator, built in wardrobe with hanging rail and shelving over

### BEDROOM

with UPVC glazed window overlooking rear, radiator

### SHOWER ROOM

with vinyl flooring, hand basin with mixer taps over, shower cubicle with electric shower, radiator, frosted UPVC double glazed window

### SEPARATE WC

with wood effect laminate flooring, WC, hand basin with mixer taps over, frosted UPVC double glazed window

### OUTSIDE

The property sits on a good sized plot with patio seating area leading out from both the kitchen and living room with steps down to an area laid to lawn with a selection of mature shrubs, bushes and planting surrounding with the property having access down both sides to the front, where there is a driveway with parking for multiple cars, a detached garage with steps leading down to the front door with a selection of mature shrubs, bushes and planting. There is also a crawl space storage area under the property accessed via the side, perfect for additional storage.

### DETACHED GARAGE

with power, lighting & electric roller door

**Tenure** - Freehold

**Council tax** - Band D

**Local Authority** - Folkestone & Hythe District Council



Approx Gross Internal Area  
89 sq m / 961 sq ft



Floorplan  
Approx 75 sq m / 807 sq ft

Detached Garage  
Approx 14 sq m / 154 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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 are 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.