



ST LEONARDS ROAD HYTHE

GUIDE PRICE: £525,000 Freehold



WHITNEY HOMES
COASTAL, TOWN & COUNTRY



3, St Leonards Road Hythe, CT21 6EH.

SITUATION

The property occupies a fabulous position on St Leonards Road which overlooks Hythe Green and enjoys wonderful views up over the hillside towards the West of Hythe, and is just a short stroll away to the beach and the well regarded and sought-after quaint High Street of Hythe which offers, individual shopping, restaurants / public houses and supermarkets to include Waitrose.

Recreational facilities include the Hythe Imperial Sports & Golf Leisure Club, bowls, cricket and football, Hythe Yacht club, beautiful walks along the seafront and the Historic Hythe Military Canal.

There is a good selection of golf courses in and around the area, sports centre and swimming pools to be found in Hythe and Folkestone, fishing and water sports can be along the seafront.

Other attractions are the Romney, Hythe, and Dymchurch Light Railway, and Port Lympne Wildlife Park.

There is also a good selection of primary and secondary schools as well as the boys and girls grammar schools.

The property is well placed to take advantage of the M20, which links into the A2, M25 and other Motorway networks.

Rail links are also good with the High-Speed train service operating from Folkestone Central and Folkestone West into London St Pancras in less than 58 minutes.

The Channel Tunnel terminal at Cheriton and the Port of Dover both offer services to the continent.

DIRECTIONS

From the A249 Hythe, turn into Stade Street, take first right then first left on to St Leonards Road and the property will be found a little further up on the left-hand side.

VIEWINGS

Strictly by appointment through Whitney Homes

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DESCRIPTION

3 St Leonards Road, is a handsome attached town house arranged over three floors, with a cellar on the lower ground floor, and believed to date to early Victorian with later additions. Construction is brick with painted white plaster, attractive panelled windows, glazed entry door with hood over, under tiled roof.

The property has been much improved and is beautifully presented which creates a lovely elegant period coastal home.

FEATURES

- Sitting room, central cast iron feature fireplace, attractive wood style flooring.
- Dining room, stylish flooring under stair storage cupboard.
- Kitchen, range of attractive base and wall mounted cabinets, one and half bowl sink, wooden worktops, tiled flooring.
- Cellar
- Bedroom 1, lovely views over Hythe Green.
- Bedroom 2, overlooks rear garden.
- WC, low level and hand basin.
- Second floor bedrooms 3 & 4
- Family Bathroom, panelled bath with shower above, hand basin on pedestal. WC, tiling to walls and floor.
- Garden, enclosed.

OUTSIDE

To the front of the property there are ornamental walls with pillars, wrought iron railings and gate, and paving. The pretty enclosed rear garden are lawned with well stocked flower boards, sun terrace, and a lovely ragstone wall and fenced boundaries with side gate for access.

PROPERTY INFORMATION

Services: all mains service are connected.

Local Authority: Folkestone and Hythe County Council.

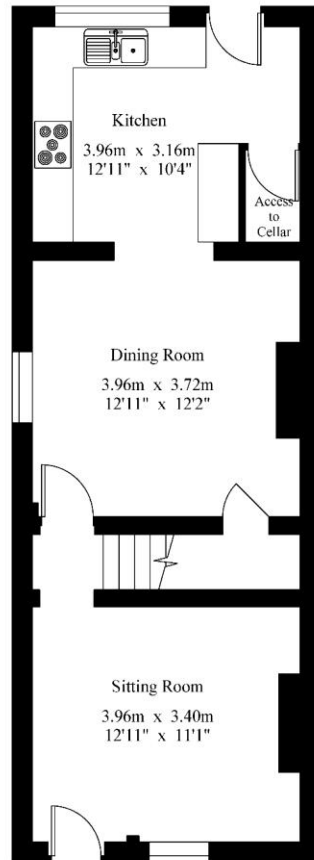
Council Tax Band: TBA.



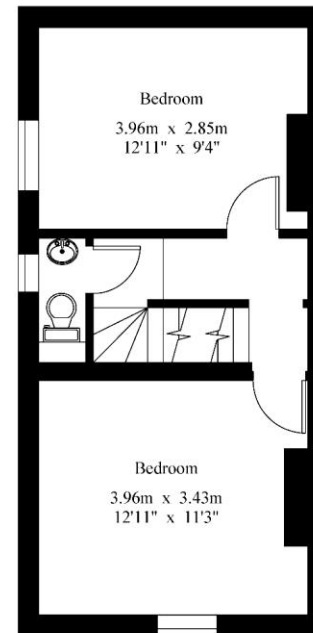


3 St Leonards Road

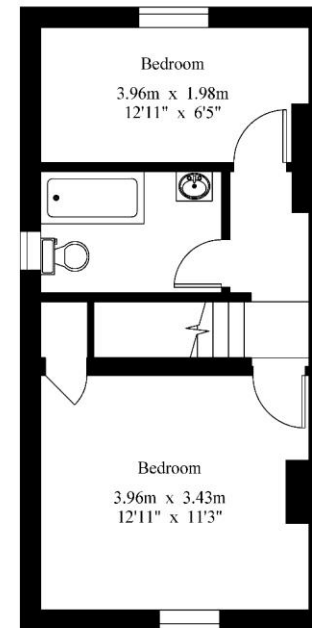
Gross Internal Area : 115.1 sq.m (1238 sq.ft.)



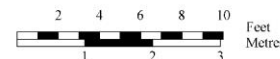
Ground Floor



First Floor



Second Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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