



DYMCHURCH ROAD HYTHE

Guide Price: £280,000 Freehold



WHITNEY HOMES
COASTAL, TOWN & COUNTRY

88 Dymchurch Road
Hythe
CT21 6LH

Description

88 Dymchurch Road, is a good size two-bedroom terrace house, built we believe mid 1930, Construction is brick and painted rendered, doubled glazed windows under tiled roof.

Features

- **Entrance hall**, stair to first floor.
- **Sitting room**, doubled glazed window to the front, feature fireplace recess, wood style flooring.
- **Kitchen/ breakfast room**, range of base and walled mounted cabinets, gas hob, electric ovens and extractor, dishwasher, space and plumbing for washing machine, complimented with attractive wooden worktops and pantry.
- **First floor** landing, loft hatch,
- **Master bedroom**, doubled glazed window to the front
- **Bedroom 2**. Doubles glazed window to the rear.
- **Family bathroom**, panelled bath with shower above, WC, hand basin, airing cupboard, tiled flooring
- **Front and Rear gardens**

Outside

To the front of the property is paved, rendered ornamental wall and wrought iron gate which leads to front entrance.

The enclosed rear garden, is lawned and boasts an attractive decking area perfect for entertaining and BBQ's, fenced boundaries and gate that gives access to the side of the Light railway and Royal Military Canal.



Situation

The property is situated about half a mile west of the well regarded and sought-after Cinque Port town of Hythe, which offers a quaint High Street, individual shopping, bars, restaurants, public houses and supermarkets to include, Aldi, Sainsbury's and Waitrose. There's also a local The Costcutter convenience store for everyday needs very nearby.

Recreational facilities include the Hythe Imperial Sports & Golf Leisure Spa Hotel, bowls, cricket and football clubs, and beautiful walks along the seafront and the Hythe Royal Military Canal, other local attraction are the Dymchurch Romney and Hythe light railway and Port Lympne Hotel and Wild life reserve park. There's also a good selection of golf courses in and around the area, sports centre and swimming pools to be found in Hythe and Folkestone, with fishing and water sports along the seafront.

The property is well placed to take advantage of the M20, giving access to the Channel Tunnel Terminal at Cheriton and the Port of Dover both provide services to the continent.

Rail links are also good with the High- Speed train service operating from Folkestone Central, Folkestone West & Ashford International into London St Pancras.

Directions

From the Light Railway in Hythe heading through the traffic lights towards Dymchurch on the A249, the property will be on about 400 yards on the right-hand side, just up from the Costcutter convenience store.

Property Information

Services: Main's gas, water, electricity and drainage

Local Authority: Hythe & Folkestone District Council

Council Tax Band: B

Viewings: Strictly through Whitney Homes.

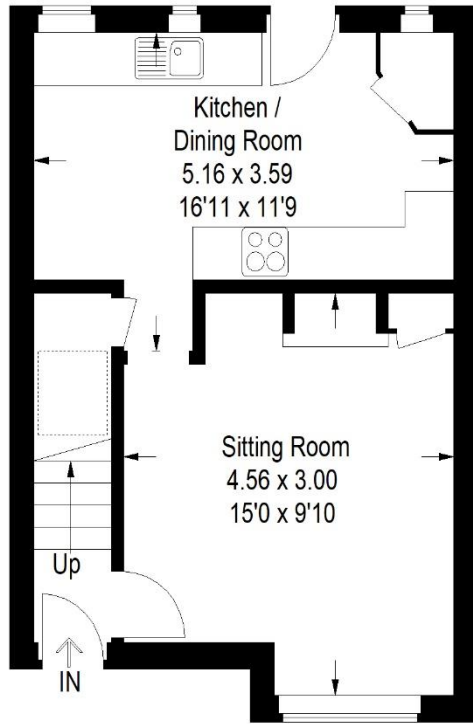
Tel: 01303 262853

E: info@whitneyhomes.co.uk

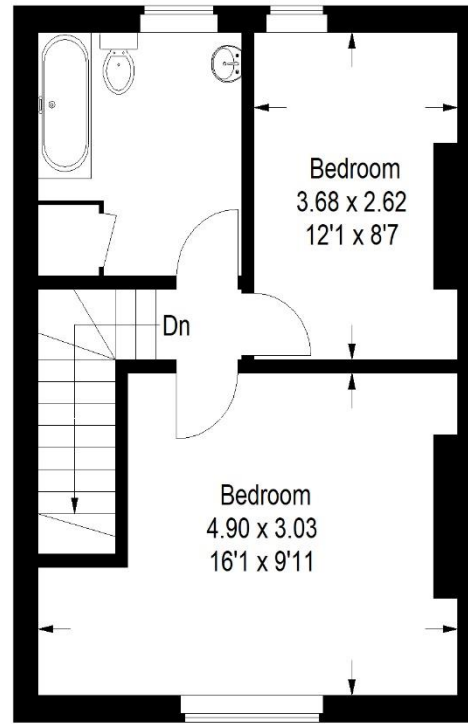


Dymchurch Road, Hythe, CT21

Approximate Gross Internal Area = 75.8 sq m / 816 sq ft



Ground Floor



First Floor

= Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID892076)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 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.

Whitney Homes
Hythe

01303 262853
info@whitneyhomes.co.uk



WHITNEY HOMES
COASTAL, TOWN & COUNTRY