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Wood Road, Hythe

Offers In Excess Of £270,000

Beautifully presented and full of character, this charming two-bedroom period cottage is perfectly positioned in the heart of Hythe, a private garden and the convenience of being just a short walk from the High Street, seafront and Royal Military Canal. Combining traditional features with modern comforts, this delightful home is ideal for first-time buyers, downsizers, holiday home purchasers or investors seeking a property in one of Kent's most desirable coastal towns.

The accommodation is thoughtfully arranged over two floors and offers a wonderful balance of character and practicality. The welcoming sitting room provides a cosy space to relax, complete with a log burning stove, while the separate dining room creates an excellent setting for entertaining or family meals. To the rear, the fitted kitchen is well-designed to maximise the available space and enjoys direct access to the garden, making it ideal for everyday living.

Upstairs, the property offers two well-proportioned bedrooms, with the principal bedroom providing generous accommodation and the second bedroom making an ideal guest room, nursery or home office. Completing the first floor is a contemporary shower room, finished in a modern style.

At the rear, a bright patio area provides the perfect spot for outdoor dining, complete with space for seating and a parasol. The garden is framed by established shrubs, potted plants, and a mix of natural textures that give the space a warm, homely feel.

A solid brick outbuilding is ideal for storage, hobbies, or conversion into a workshop. Additional sheds and storage areas are neatly positioned, keeping the garden organised without compromising its open feel.

The garden benefits from excellent privacy thanks to full-height fencing and mature planting, while the clear blue skies and open aspect create a light, uplifting environment throughout the day.



- Charming two-bedroom period cottage in the heart of Hythe
- Prime location within walking distance of the High Street, seafront and Royal Military Canal
- Offers a range of period features
- Welcoming sitting room with log burning stove
- Separate dining room ideal for entertaining
- Traditional kitchen with direct garden access
- Upstairs Shower room
- Attractive and private rear garden
- Modern Boiler & Double glazed sash windows












YORKSHIRE TEA

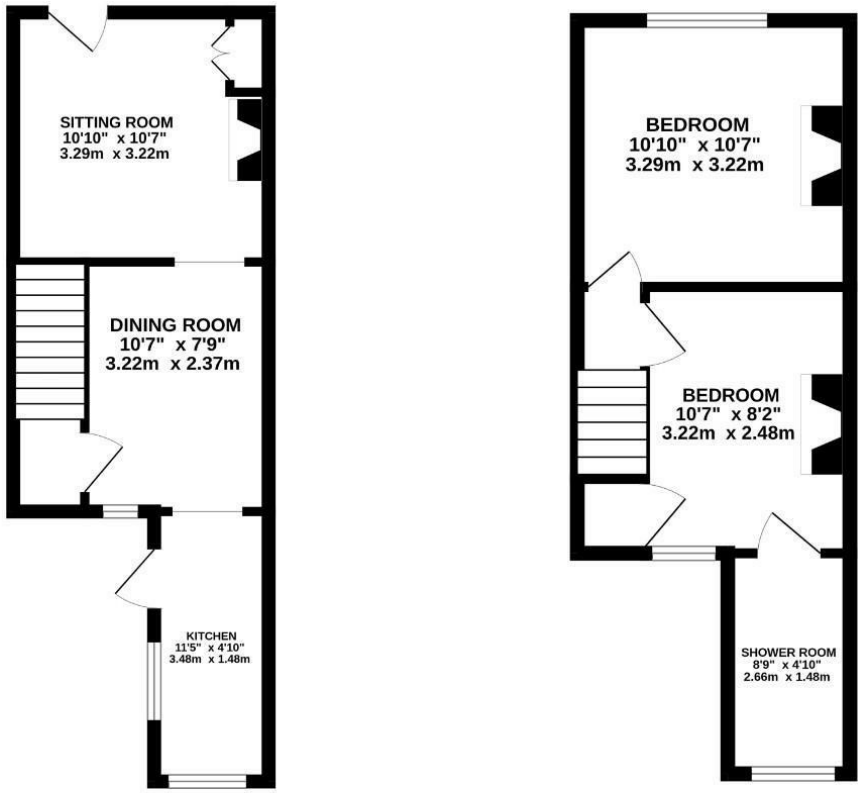

YORKSHIRE SQUARE ALE
MACKENZIE THORPE





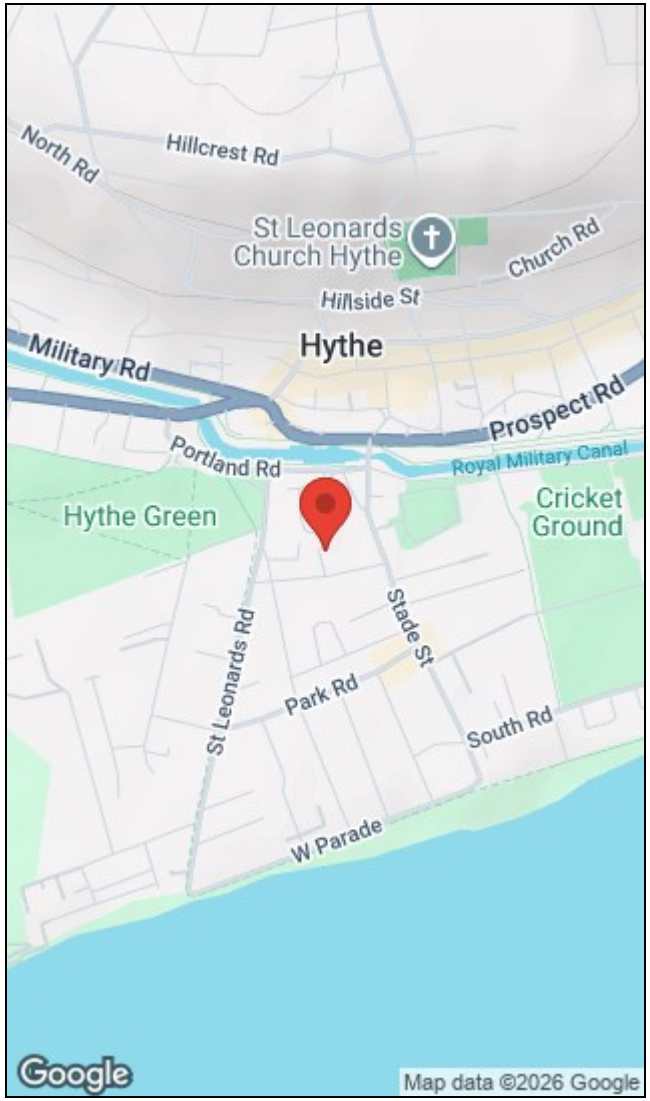


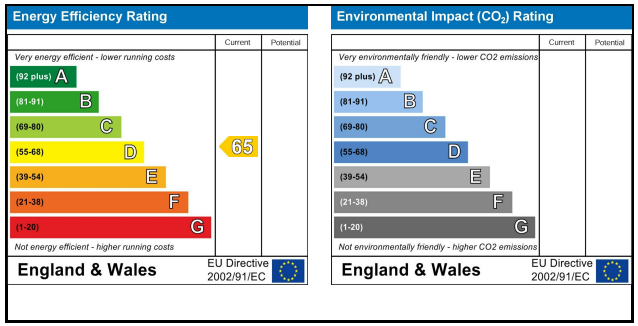




TOTAL FLOOR AREA : 554 sq.ft. (51.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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