

Horn Street

Hythe CT21 5SR

- End Terrace Period Home
- Well Appointed Throughout
- Separate Utility Room
- Living Room With Log Burner
- Two Double Bedrooms
- Modern Kitchen/Diner
- Stylish Bathroom
- Delightful Rear Garden

Asking Price £325,000 Freehold













Mapps Estates are delighted to bring to the market this charming end terrace period home presented in immaculate order throughout. The accommodation comprises a spacious living room with a fitted log burner, a modern kitchen/diner, a separate utility room and a well-appointed bathroom to the ground floor, and two double bedrooms to the first floor. There is also a delightful garden to the rear. An early viewing comes highly recommended.

Situated in a semi-rural location overlooking wooded hillside to the rear and yet conveniently located for the M20 Motorway, Channel Tunnel Terminal and ports of Folkestone and Dover, which are all easily accessed by car. High speed rail services are available from Folkestone West approximately ten minutes' drive away, giving fast services to St. Pancras, London in just over fifty minutes. There is a Tesco store at the top of Horn Street, while the pretty Cinque Port Town of Hythe is approximately ten minutes' drive and offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. The historic Royal Military Canal runs from Seabrook and through Hythe and offers pleasant walks and cycle rides. The seafront is also only five minutes' drive away. Primary schooling is within five minutes' walk and secondary schooling is available in Folkestone including both boys' and girls' grammar schools.

Ground Floor:

Recessed Front Porch
With outdoor wall light, UPVC front door with inset double glazed panels and window over, opening directly to living room.

Living Room 14' x 11'
With front aspect UPVC double glazed window with bespoke fitted shutters, fireplace with inset log burner, wooden surround and wall lights over, cupboard housing consumer unit and electric meter, coved ceiling, feature wood panel effect to one wall, radiator, stairs to first floor, door to kitchen/diner.

Kitchen/Diner 14' x 11'
With rear aspect UPVC double glazed French doors opening to rear garden, modern fitted kitchen comprising a range of cream woodgrain effect store cupboards and drawers, square edged fitted wood effect worktops with tiled splashbacks, inset one and a half bowl ceramic sink/drainer with mixer tap over, four ring gas hob with extractor over and electric oven under, integral wine racks, fitted high level microwave, integrated fridge/freezer and dishwasher, space for dining table, understairs store cupboard with light and fitted shelves, coved ceiling, wood effect LVT flooring, radiator, door to utility room.

Utility Room 6'7 x 5'7
With two UPVC double glazed windows (one frosted), fitted square edged wood effect worktops, fitted cream woodgrain effect store cupboards, space and plumbing for washing machine and tumble dryer, plinth fan heater, loft hatch, wood effect LVT flooring, coved ceiling, door to bathroom.

Bathroom 6'7 x 5'5
With UPVC frosted double glazed windows, freestanding clawfoot shower bath with mixer tap and hand-held shower attachment, separate shower and shower screen over, wash hand basin, WC, extractor fan, fully tiled walls, combination radiator/chrome effect towel rail, wood effect LVT flooring.

First Floor:

Landing
With doors to both bedrooms.

Bedroom 13'11 x 11'
With front aspect UPVC double glazed window with bespoke fitted shutters, bespoke fitted wardrobes to one wall with drawers under, fitted store cupboard housing wall-mounted Glow Worm gas-fired combination boiler, fitted shelves and loft hatch, dado rail, four wall lights, coved ceiling, radiator.

Bedroom 13'11 x 10'10
With rear aspect UPVC double glazed window with bespoke fitted shutters and looking onto garden and hillside, fitted store cupboard to chimney breast recess with shelving over, coved ceiling, radiator.

Outside:
The property is approached via paved steps from street level leading to the front entrance and garden which has been laid to beach shingle and planted with shrubs. Additional brick-built steps lead up to gated side access to the rear garden. The rear garden is laid mostly to lawn with a raised shrub/flower bed to one side and a shrub border to the other. To the rear is a summerhouse, a decked terrace with a pergola over and outside power points and a wall light. There is a further seating area by the French doors with a fitted awning and outside tap. Please note, neighbouring properties have a right of way across the property.

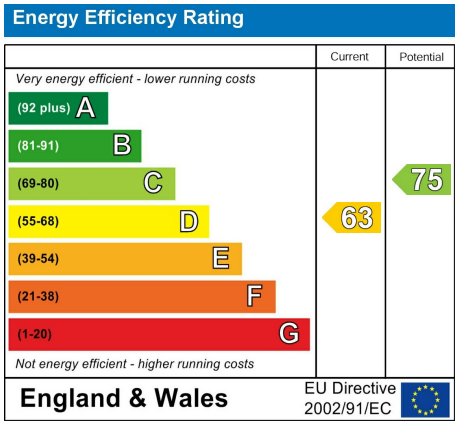


Local Authority Folkestone & Hythe District Council
Council Tax Band B
EPC Rating D









Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
info@mappsestates.co.uk
http://www.mappsestates.co.uk

Agents Note: Whilst every care has been taken to prepare these 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 accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.