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Hillside Street, Hythe

Guide Price £400,000 - £425,000



GUIDE PRICE OF £400,000 - £425,000. Situated in a desirable residential location in Hythe, Kent, this charming two-bedroom period home offers beautifully presented accommodation, a characterful interior and an impressive established rear garden, complemented by attractive views towards the sea from the elevated garden.

The ground floor provides two separate reception rooms, creating versatile spaces for both relaxing and entertaining. The welcoming sitting room is particularly appealing, featuring a traditional fireplace, plantation-style shutters and plenty of natural light, while the separate dining room provides an excellent space for family dining and entertaining.

To the rear is a stylish modern fitted kitchen, finished with contemporary cabinetry, wooden-effect work surfaces and integrated appliances. Rooflights and a window overlooking the garden allow plenty of natural light into the room, while exposed timber detailing adds further character.

Upstairs, the property offers two bedrooms, including a generous principal bedroom, together with a modern shower room.

One of the standout features of this Hythe home is the established tiered rear garden. Offering a wonderfully private and secluded setting, the garden incorporates gravelled seating areas, mature trees, palms and established planting, creating a distinctive outdoor space ideal for relaxing and entertaining. From the higher levels of the garden there are attractive views across Hythe towards the coastline and sea, adding considerably to the property's appeal.

Externally, the property has an attractive period appearance combining weatherboarding, brick and stone detailing, giving the home plenty of individual character.

Combining period character, two reception rooms, a contemporary kitchen, two bedrooms, a mature tiered garden and sea views, this distinctive Hythe property would make an excellent permanent home, coastal retreat or weekend escape. Early viewing is highly recommended.

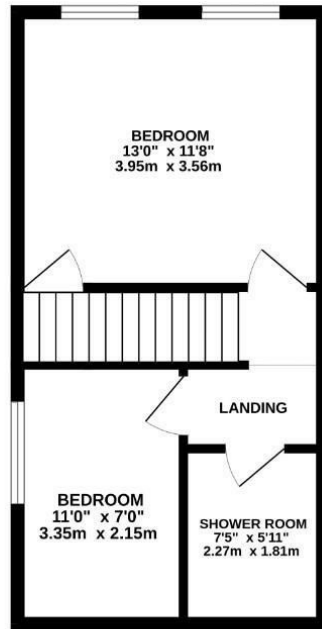
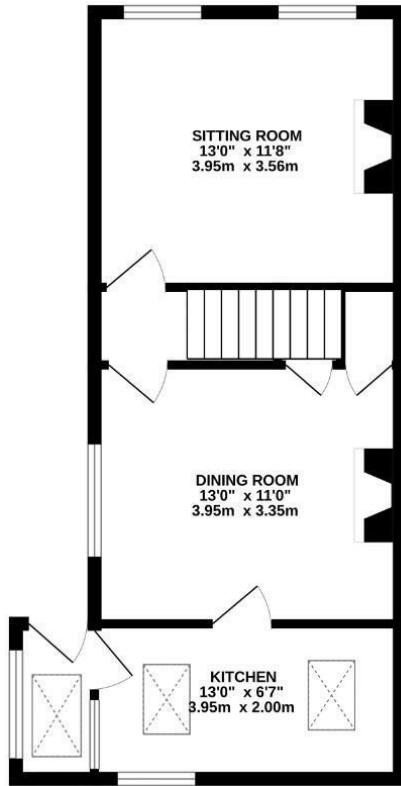


- GUIDE PRICE OF £400,000 - £425,000
- Charming Two-Bedroom Period Home
- Desirable Residential Location in Hythe
 - Two Separate Reception Rooms
- Stylish Modern Fitted Kitchen with Integrated Appliances
 - Generous Principal Bedroom
 - Modern First-Floor Shower Room
- Beautifully Established Tiered Rear Garden
- Attractive Views Across Hythe Towards the Sea
- Within Easy Reach of Hythe Town Centre, Seafront & Beach



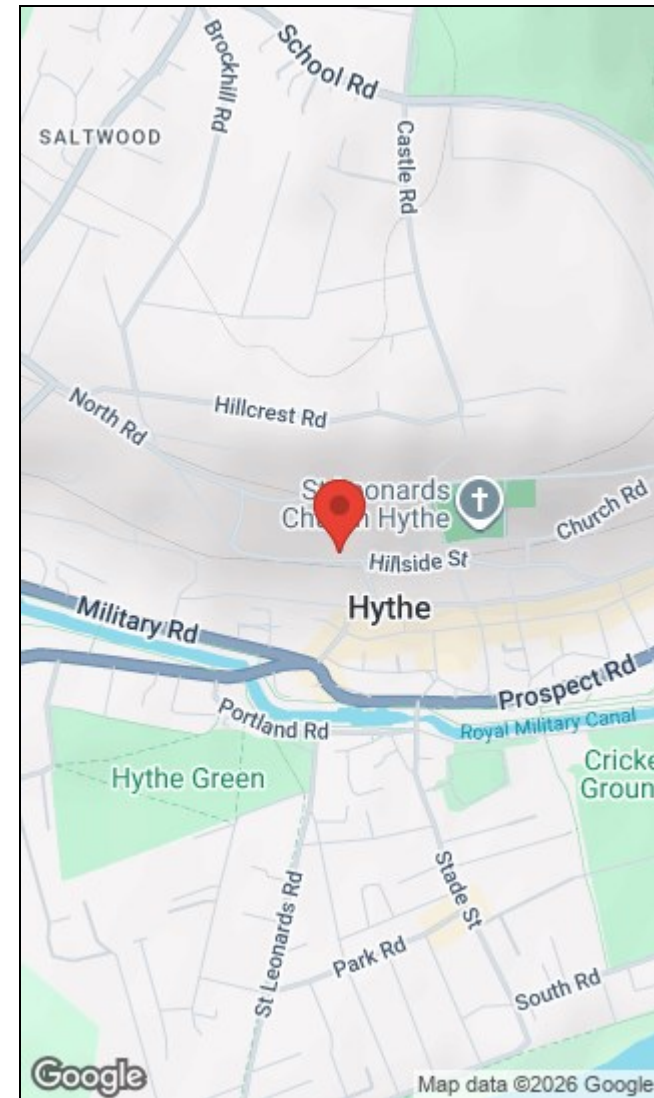






TOTAL FLOOR AREA: 780 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		50	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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