

2 THE TOWN HOUSE

Dental Street, Hythe



*A charming and select development of three pretty town houses set in a conservation area
and situated within a minutes walk of the high street*

PRICE GUIDE: £285,000 FREEHOLD

2 The Town House, Dental Street, Hythe CT21 5FF

Situation & Description

2 The Town House forms part of a charming Mews style development of three town houses situated within a minutes walk of the bustling high street, which offers good and varied shopping. Hythe also benefits from a Waitrose and Sainsbury's stores. There are many recreational facilities covering a wide variety of activities including cricket, squash, tennis, golf and fitness centres. The Royal Military canal is close by with its pleasant towpath walks, as is the seafront with its far reaching views along the coastline. Of all the coastal towns in the south east, Hythe is certainly one of the most interesting and desirable, with a number of popular cafés and restaurants.

The seaside town of Folkestone, further along the coast, enjoys a bustling Harbour Arm with seasonal festivities, and the Old High Street within the Creative Quarter affords charming cafés and eateries whilst fine dining can be located at the renowned Rocksalt restaurant with its stunning views over the harbour.

Communications are good; the area is served by regular train services to London and Ashford and local bus services linking the town with most coastal neighbourhoods. By car, the M20 can be easily reached via Junction 11. There is excellent access to the continent by the Eurostar services from Ashford International, the channel tunnel terminal at Cheriton or via Dover harbour. The high speed rail link with a journey time to London St Pancras of under an hour is available from nearby Folkestone.

Barwick Properties Ltd have created a sympathetic design of 3, part weatherboarded pretty town houses, with sealed unit windows in painted timber surrounds. The houses have been fitted with contemporary, stylish sanitaryware and tiling, with the kitchens having attractive shaker style units with Neue appliances.

An early viewing is strongly recommended.

The accommodation comprises:-

HALL

LIVING ROOM

Kitchen Area:-

Ivory shaker style units with Neue integrated appliances comprising butlers sink set in unit with cupboard and spice cupboard below, wood work surfaces with cupboards, plumbing and space for washing machine and drawers below, fan assisted oven with ceramic induction hob and extractor fan and light over, wall mounted cupboards with concealed lighting below, further wood work surface creating a breakfast bar area, with fridge and freezer below, tiled splashback, recessed downlighters, understairs cupboard, cupboard housing Heatrae Sadia boiler for central heating and hot water.



Kitchen & Sitting Area



Sitting Area:-

T.V. aerial point, telephone point.

FIRST FLOOR**LANDING****BEDROOM 2**

Radiator, T.V. aerial point.

STUDY/OCCASIONAL BEDROOM 3

Radiator, T.V. aerial point, Juliet balcony.

SHOWER ROOM

Good sized glazed shower cubicle with Vitra thermostatic shower and large overhead rose, wash hand basin set in unit with cupboards under and low level W.C. with concealed cistern, part tiled walls, recessed downlighters and tiled floor.

SECOND FLOOR**BEDROOM 1**

T.V. aerial point, radiator.

EN-SUITE BATHROOM

Panelled bath with thermostatic shower over, wash hand basin with single handed mixer tap set in unit with drawer below, low level W.C., ladder radiator/towel rail, ceramic marble effect tiled floor, recessed downlighters, part tiled walls, 2 Velux windows.

OUTSIDE**COMMUNAL COURTYARD**

Walled courtyard forming a pretty space which could be used as an occasional seating area. Raised boarder with planting, and enclosed amongst attractive architecture.

There is a right of way for the resident of the flat at 69, High Street, Hythe.



Bedroom 1 & En-suite Bathroom



GENERAL INFORMATION

Professional Consultants Certificate Warranty

SERVICES

All mains water, electricity and drainage are connected. Hot water and central heating from the Heatrae Sadia electric wet/radiator system. *(The central heating and hot water system(s), together with any appliances mentioned in the particulars, have not been tested by Smith Woolley).*

TENURE

Freehold

COUNCIL TAX

Currently awaiting allocation.

FIXTURES AND FITTINGS

The fitted carpets are included in the price quoted, fixtures and fittings not mentioned in the particulars, are excluded from the sale but may be available to a purchaser by separate negotiation if required.

VIEWING

STRICTLY BY APPOINTMENT THROUGH THIS OFFICE.

PARTICULARS

Smith Woolley for themselves and the vendors or lessors of this property whose agents they are given notice that;

- i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii) All descriptions, dimensions, reference to the condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each of them. All dimensions and areas are measured in accordance with the RICS Code of Measuring Practice.
- iii) If relevant to these particulars, attached plan or schedule of acreage is based on the latest available edition of the National Grid Sheets (as revised by the Agents) and are published for identification purposes only.



Bedroom 2 & Communal Courtyard

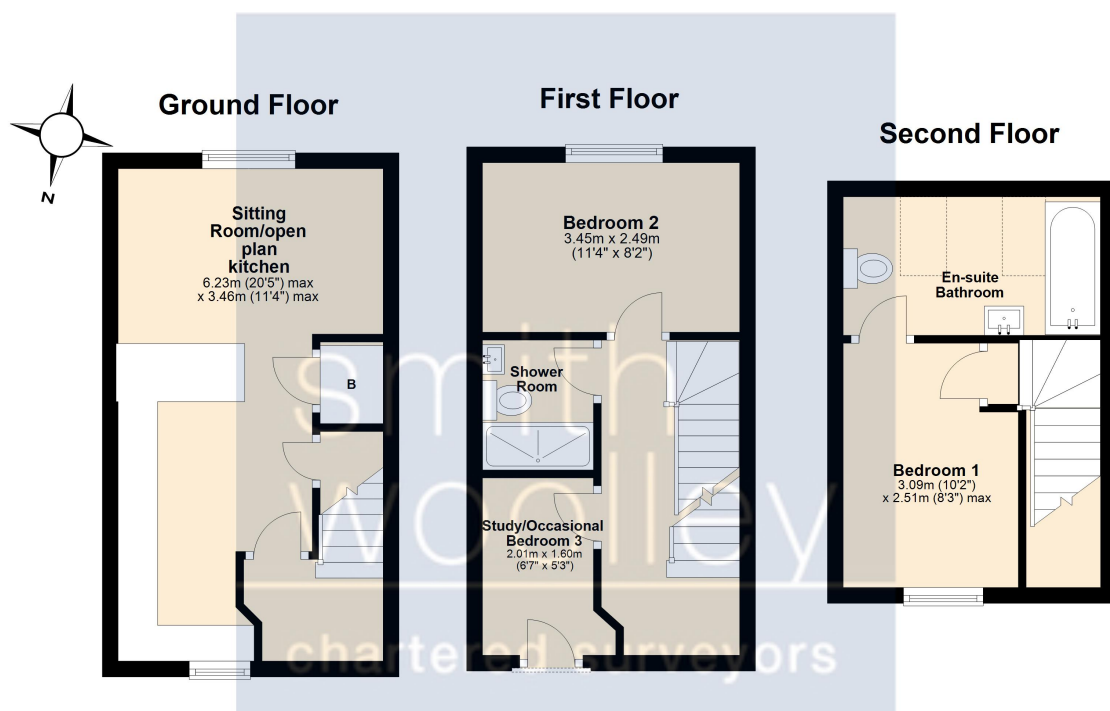


v) No responsibility will be accepted for any expenses incurred by the prospective purchasers or their agents.

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Internet: www.smithwoolley.com

AWAITING PEA



Floor Plans for Identification Purposes Only – All sizes are approximate