

# 1 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: £325,000 FREEHOLD**

## **1 The Town House, Dental Street, Hythe CT21 5FF**

### **Situation & Description**

1 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**

Utility cupboard with plumbing and space for washing machine, understairs cupboard, recessed downlighters.

#### **BEDROOM 3/STUDY**

Radiator, T.V. aerial point.

#### **SHOWER ROOM**

Large oversized shower cubicle with Vitra thermostatic shower and large overhead rose, wash hand basin set in unit with corner single handed mixer tap with cupboards under, low level W.C., with concealed cistern, ladder radiator/towel rail, part tiled walls, recessed downlighters, tiled floor.





*Kitchen & Sitting Area*



## **LIVING ROOM**

### **Kitchen Area:-**

Ivory shaker style units with Neue integrated appliances, comprising butlers sink with Victorian style mixer tap set in wood work surface with slimline dishwasher, cupboards and drawers below, fan assisted oven, further work surface creating a breakfast bar area and incorporating ceramic induction hob with cupboards below, wall mounted cupboard with concealed lighting, tiled splashback, radiator.

### **Sitting Area:-**

Attractive feature beams, radiator, T.V. aerial point and telephone point.

## **FIRST FLOOR**

### **LANDING**

Cupboard housing Heatrae Sadia boiler for heating and hot water.

### **BEDROOM 2**

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

### **BATHROOM**

Panelled bath with thermostatic mixer tap and shower attachment, wash hand basin set in unit with corner single handed mixer tap, cupboards below and W.C. with concealed cistern, heated ladder radiator/towel rail, part tiled walls, recessed downlighters, ceramic marble effect tiled floor.

## **SECOND FLOOR**

### **BEDROOM 1**

Radiator, T.V. aerial point.

### **EN-SUITE BATHROOM**

Glazed corner shower cubicle with Vitra thermostatic shower, wash hand basin set in unit with corner single handed mixer tap with cupboards below and low level W.C. with concealed cistern, ladder radiator/towel rail, ceramic marble effect tiled floor, recessed downlighters, Velux window.



*Bedroom 2 & Landing*



## **OUTSIDE**

### **STOREROOM**

Located beneath the house, and approached from the communal courtyard, with electric light.

### **COMMUNAL COURTYARD**

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

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

## **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.



*Bedroom 1 & En-suite bathroom*



## **PARTICULARS**

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**AWAITING PEA**





*Floor Plans for Identification Purposes Only – All sizes are approximate*