



51 Earlsfield Road Hythe Kent CT21 5PF
Guide £650,000

colebrooksturrock.com





51 Earlsfield Road

Hythe Kent CT21 5PF

An attractive detached home ideally located for Hythe High Street.

No Chain.

Situation

Situated moments from the Banks of the Royal Military canal and the unspoilt seafront beyond in a popular well established location on level ground, and only a short walk from Hythe's busy high street with its range of interesting shops, boutiques, cafes, restaurants and choice of supermarkets. There are bus routes close by and a good selection of schools in the area, including the boys and girls grammar schools in nearby Folkestone. High Speed rail links to London St. Pancras are via Folkestone West station on HS1 in under an hour. The M20 motorway provides links to the remainder of Kent and Eurotunnel in Cheriton offers connections to France and the Continent.

The Property

Earlsfield Road is a convenient location near Hythe's high street and within a short walk to the seafront. This modern detached house built circa 1960's is a rare find. While the property may show some signs of wear internally it offers great potential. Enter through a small lobby into an entrance hall with charming wood parquet flooring that extends into a spacious lounge/dining room. The room boasts a fireplace with a stone surround and windows at the front and rear providing lovely views of the lawned garden. The kitchen, accessible both from the dining room and entrance hall, features modern white cupboards and drawers along with integrated appliances, such as a gas hob, double oven and a compact dishwasher. A convenient ground floor cloakroom/wc is also present. Ascend the stairs to find a first floor landing with a window at the front and a sizeable walk-in storage space tucked beneath the eaves. The house comprises three double bedrooms, one of which includes an en-suite shower room/wc while a family bathroom fitted with a white suite serves the remaining bedrooms. Double glazed windows and

doors, as well as gas central heating, contributes to the comfort and energy efficiency of the property. With the added benefit of no onward chain this detached home presents an excellent opportunity.

Outside

The front garden is enclosed by a low retaining brick wall complimented by flower borders and open lawn. Off road parking is available, leading to an integral single garage equipped with power and lighting. Additionally there is a convenient side gate with access to a charming lawned rear garden. This delightful outdoor space features mature shrub borders, a block paved patio area and small trees, creating a degree of privacy and seclusion.

Services

We understand all main services are available.

Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: E

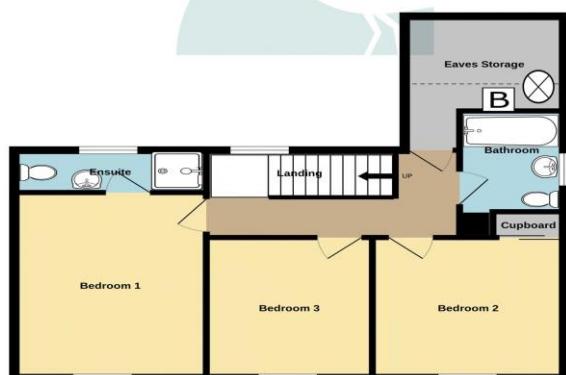
EPC Rating: D

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 260666**



TOTAL FLOOR AREA : 1299 sq.ft. (120.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and 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 condition or working order can be given.
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Hall

6' 4" x 5' 1" (1.93m x 1.55m)

Kitchen

10' 8" x 10' 7" (3.25m x 3.22m)

Sitting/Dining Room

17' 5" x 10' 10" widening to 20'6 in dining room (5.30m x 3.30m)

Bedroom 1

13' 10" x 11' 0" (4.21m x 3.35m)

En-Suite

11' 0" x 3' 3" (3.35m x 0.99m)

Bedroom 2

10' 10" x 10' 9" (3.30m x 3.27m)

Bedroom 3

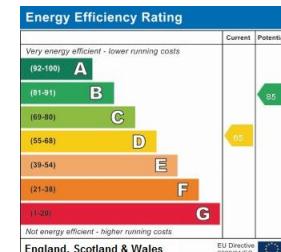
10' 9" x 9' 1" (3.27m x 2.77m)

Bathroom

7' 5" x 5' 11" (2.26m x 1.80m)

Eaves Storage

10' 5" into sloping ceiling x 9' 2" (3.17m x 2.79m)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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