



49 High Street, Hythe, Kent CT21 5AD



**15 MILL ROAD
HYTHE**

**£535,000 Freehold
NO ONWARD CHAIN**

A detached chalet house in a prime central location. The property provides attractively presented, comfortable accommodation which includes an entrance hall, sitting/dining room, spacious kitchen/breakfast room, three double bedrooms, shower room & bathroom. Garage, off-road parking and secluded garden. EPC D.



**15 Mill Road
Hythe
CT21 5LT**

**Entrance Hall, Sitting/Dining Room, Kitchen/Breakfast Room,
Sun Room, Ground Floor Double Bedroom, Shower Room,
Two Further Double Bedrooms, Bathroom,
Garage, Off Road Parking, Secluded Garden**

DESCRIPTION

This handsome detached chalet house is situated in a prime central location and enjoys attractively presented accommodation of particularly comfortable proportions which comprises a welcoming entrance hall, sitting/dining room, spacious kitchen/breakfast room, sun room, bedroom and a bathroom on the ground floor. On the first floor there are two double bedrooms and a bathroom.

The outside space is a particularly attractive aspect of the property off-road parking at the front and a delightfully secluded garden to the rear. The property also benefits from a garage.

SITUATION

Mill Road is situated within a prime central location, on level ground, close to a bus route and just a short walk from the Royal Military Canal, Waitrose and the vibrant High Street with its range of interesting shops, boutiques, restaurants and cafes. The town is also well served with a choice of four supermarkets including Waitrose, Sainsburys and Aldi together with doctors surgeries, dentists etc.

The attractive, unspoilt seafront is only a little further away together with a variety of sports and leisure facilities, including 2 golf courses and the Hotel Imperial Leisure Centre. The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)



The accommodation comprises:

ENTRANCE HALL

Entered by an obscured double glazed door with obscure double glazed window to side, staircase to 1st floor, polished woodblock parquet flooring, two wall points, access to under stairs storage cupboard, doors to:-

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated Hotpoint dishwasher, recess and plumbing for washing machine, work surface inset with one and a half bowl ceramic sink with drainer unit and mixer tap, pair of AEG 2 ring induction hobs, tiled splashbacks, coordinating wall cupboards, integrated AEG oven and microwave, space for freestanding fridge freezer, double glazed windows to front and side (with newly fitted Orla Kiely made to measure roller blinds), double glazed door to side, coved ceiling, tiled walls, tiled floor, radiator.

SITTING/DINING ROOM

Attractive painted timber fireplace surround, window to front, double glazed window to side, double glazed casement doors giving access to the rear garden, polished woodblock parquet flooring, two radiators, coved ceiling, timber and glazed doors giving access to the:-

SUNROOM

Double glazed windows to front and obscure double glazed door and double glazed window to side, tiled floor.

BEDROOM

Double glazed window overlooking the rear garden, access to storage cupboard, radiator.

SHOWER ROOM

Walk-in tiled shower enclosure with recently fitted thermostatic shower with attractive herringbone shower panelling, wash basin with mixer tap and vanity cupboard and drawers below, low level WC, obscure double glazed window to rear, tiled walls, tiled floor, extractor fan, heated ladder rack towel rail.

STORAGE/BOILER ROOM

Wall mounted Worcester gas boiler, window to rear, tiled walls, tiled floor.

FIRST FLOOR LANDING

Access to loft space, double glazed windows to front and rear (with newly fitted made to measure blackout Roman blinds), access to deep storage cupboard, doors to:-

BEDROOM

Built-in wardrobe cupboard, double glazed windows to front and side (with newly fitted made to measure blackout Roman blinds), radiator, door to bathroom.

BEDROOM

Built-in wardrobe cupboard, double glazed windows to front and side, radiator.

BATHROOM

Panelled bath with mixer tap, low level WC, wash basin with mixer tap and vanity cupboard below, obscure double glazed window to rear, tiled walls, timber effect flooring, door to bedroom, heated ladder rack towel rail.

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OUTSIDE

REAR

The garden to the rear of the property is split level and paved in natural stone, backed by borders planted with a variety of shrubs, herbaceous and other plants and is well enclosed by mature hedging and close boarded timber panelled fencing. Timber gate to side. To the side of the property is a further paved area and access to the:-

FRONT GARDEN

The property is accessed via a driveway providing off-road parking and leading to the garage. The front garden is predominantly

paved and provides potential for further off-road parking, if required.

GARAGE

Electric roller door, power and light, window to rear.

EPC Rating D

COUNCIL TAX

Band D approx. £2197.03 (2022/23)
Folkestone & Hythe District Council.


VIEWING

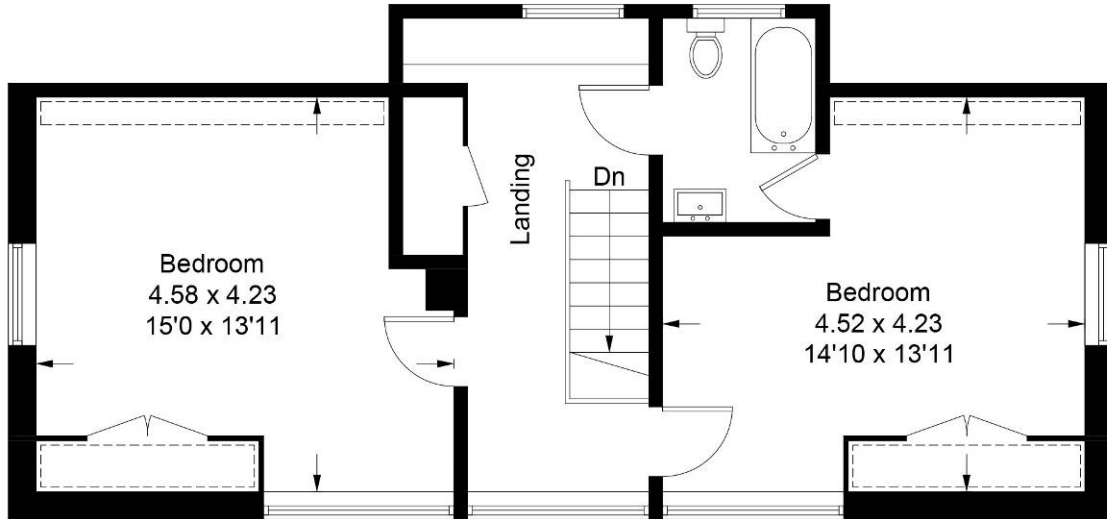
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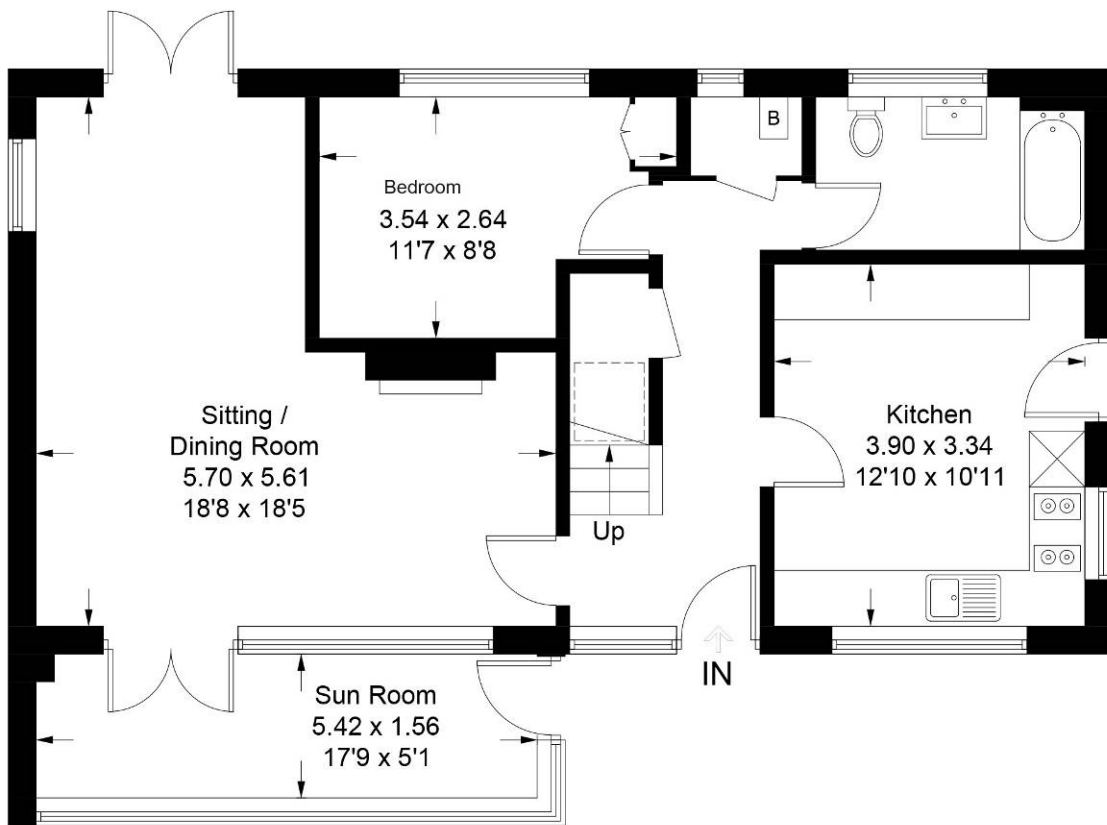
Mill Road, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 75.0 sq m / 807 sq ft
First Floor = 51.8 sq m / 557 sq ft
Total = 126.8 sq m / 1364 sq ft

 = Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1061368)