



**FOR SALE £670,000**  
**GOLDCREST, BLACKHOUSE HILL, HYTHE.**

**DETACHED – THREE BEDROOMS – EN-SUITE – SOUGHT AFTER HYTHE LOCATION – DINING ROOM – KITCHEN – LOUNGE – CONSERVATORY – BEAUTIFUL GARDEN – POOL – DOUBLE GARAGE – STUNNING SEA VIEWS**



**LOCATION**

The town of Hythe offers a busy High Street with an array of cafes, bars, restaurants, boutiques and independent shops, a variety of supermarkets including Sainsburys and Waitrose as well as plenty of pretty walking opportunities along the Royal Military canal and seafront. There are a range of leisure facilities available including the Hotel Imperial Leisure Centre, cricket, tennis, golf courses and sailing clubs, etc. C

Hythe has great travel connections, The Highspeed train can be accessed from the Folkestone stations which reaches London St Pancras in under an hour, the M20 motorway is close by offering a further easy route to the capital, and there are various bus services to Folkestone, Canterbury and towards Hastings.

The Channel Tunnel Terminal provides access to the Continent and is approx 3 miles away and Ashford International Passenger Terminal providing Eurostar services to Paris & Brussels is around 20 minutes by car. The ferry port of Dover is approx 12 miles away.

Education includes girls and boys grammar schools, with further state and private schools. Two universities are situated in Canterbury – approx. 18 miles away.

# **A RARE OPPORTUNITY TO BUY A BEAUTIFUL DETACHED FAMILY HOME IN SOUGHT AFTER HYTHE LOCATION BENEFITTING FROM MAGNIFICENT VIEWS ACROSS HYTHE AND TOWARDS THE SEA.**

## **DESCRIPTION**

This wonderful family home has been well cared for and includes a welcoming entrance hall and cloakroom, a charming sitting room with a large bay window to the garden and a working gas fireplace, open plan to the dining room with sliding patio doors to the terrace which provides an ideal area for outdoor entertaining or to enjoy the stunning views in peace and quiet.

There is a beautiful conservatory with an abundance of light and space and a wood burning stove. The fitted kitchen is once again a spacious and light room which leads to a storage area with access to the front of the house and through to the conservatory and the utility room.

The stair case leading up to the first floor landing has a full length window bringing in further light and once upstairs you will find three double aspect bedrooms offering stunning views across Hythe and towards the sea, the second bedroom also offering an en-suite fitted to a high specification, and the family bathroom.

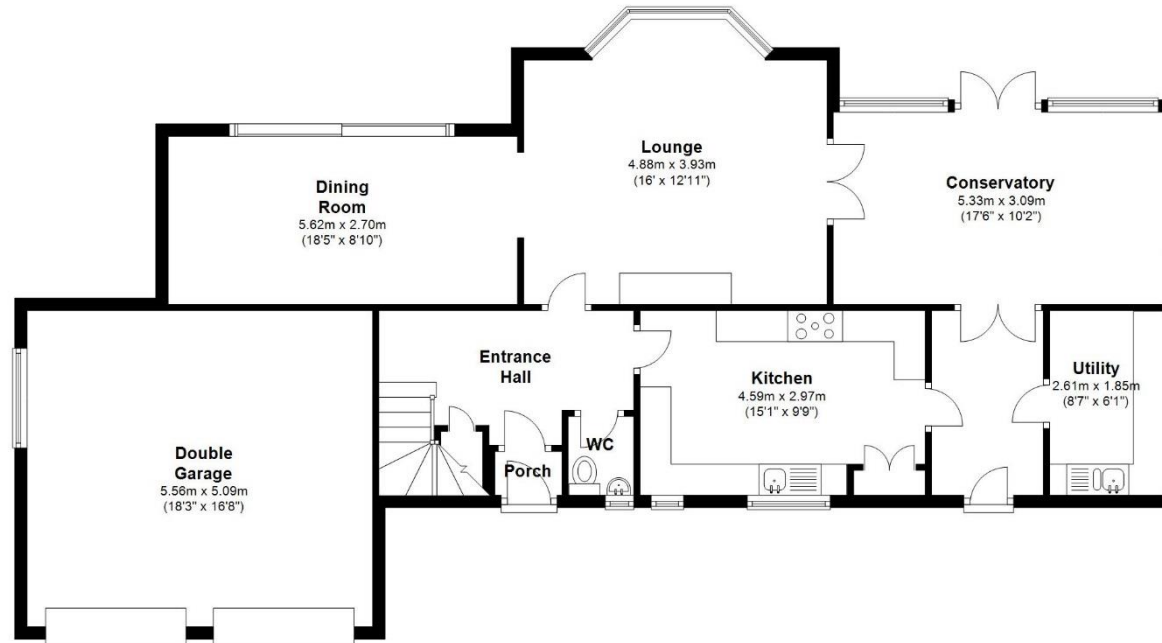






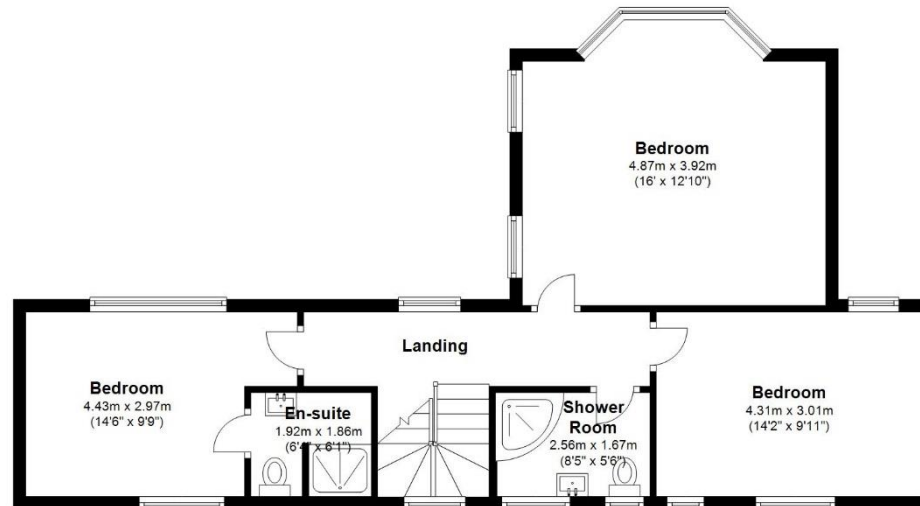
### Ground Floor

Approx. 118.9 sq. metres (1279.8 sq. feet)



### First Floor

Approx. 63.9 sq. metres (688.3 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 and prospective purchaser.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		39
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

**CONTACT US:**

Sales: 01303 212020

Email: sales@motis-estates.com

Web: www.motis-estates.com

Address:  
102 Sandgate Road,  
Folkestone  
Kent  
CT20 2BW



