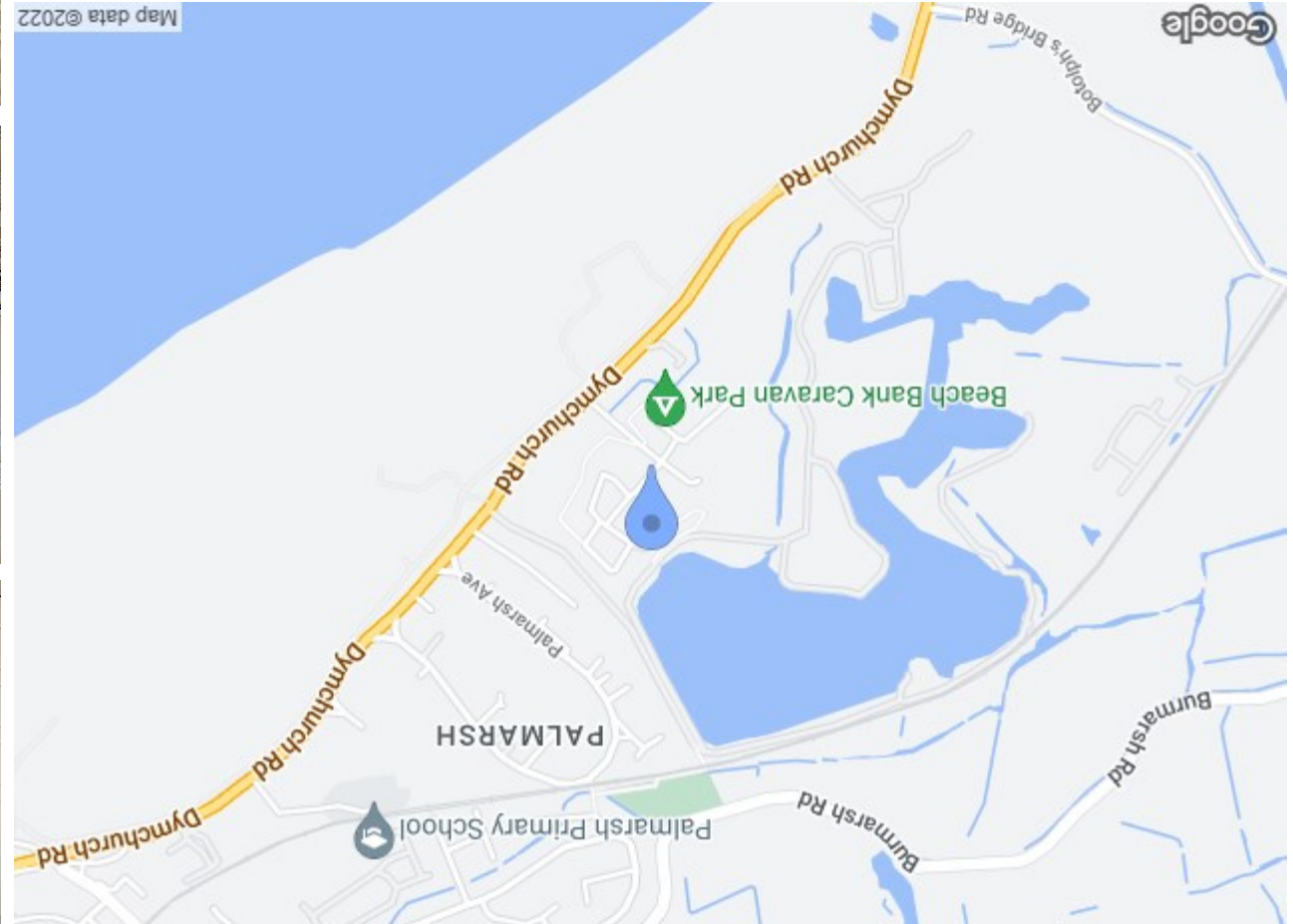


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (65-80)
	D (55-65)
	E (45-54)
	F (31-40)
Not energy efficient - higher running costs	G (1-20)
Current	95
Possible	83



LAKE DRIVE HYTHE

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The Property Ombudsman
Relocation PLATINUM MEMBER
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LAKE DRIVE
HYTHE
GUIDE PRICE £365,000

- Council Tax Band: D
- Rural views
- Parking and car port
- Immaculate condition
- Three bedrooms
- Family bathroom and en-suite shower room
- A show home!

LOCATION

Hythe is most sought after and offers a slower, village pace compared to Folkestone Central. You can enjoy historical refinement whilst sampling one of the local bistros or boutique shops. The sea and town are all close at hand and with superb transport links to Folkestone, Canterbury and London, Hythe is proving a lovely place to live as well as a fine choice for a holiday home by the sea.

ABOUT

A SHOW HOME!

Miles & Barr are delighted to market this immaculate home which has been finished to the highest of standards with many high specification finishes added by the current owner. The property is tucked away in the sought after Martello Lakes development which is an exclusive residential estate so called for it's proximity to the beautiful leisure lakes with boating, fishing and picturesque walks. The position of this property is ideal with views up to the hills and Lympne Castle plus views towards the sea.

Inside the accommodation offers a large lounge with brand new shutters on the windows and double doors to the garden, a formal dining room, cloakroom and modern fitted kitchen with integrated appliances. Upstairs are three good size bedrooms, two doubles and a single plus the family bathroom and en-suite shower room to the main bedroom. There is ample built in storage throughout. To the rear is a south facing lawn garden with rear access that leads to the secure car port. For accompanied viewings call sole agents Miles & Barr.

DESCRIPTION

- Ground Floor
- Entrance Hall
- Lounge 16'5" x 9'8" (5.01m x 2.97m)
- Dining Room 10'4" x 8'3" (3.15m x 2.54m)
- Cloakroom
- Kitchen 10'5" x 10'3" (3.18m x 3.13m)
- First Floor
- Bedroom One 12'9" x 8'5" (3.89m x 2.59m)
- En-Suite Shower Room 6'7" x 4'1" (2.03m x 1.27m)
- Bedroom Two 9'10" x 9'2" (3.00m x 2.80m)
- Bedroom Three 6'9" x 6'3" (2.06m x 1.91m)
- Bathroom 6'7" x 5'6" (2.03m x 1.68m)
- External
- Off Road Parking
- Car Port 16'6" x 8'3" (5.03m x 2.52m)
- Rear Garden

