



Price
£450,000

Freehold

3x  2x  1x 

**Berwick Lane, Lympne,
Hythe, Kent, CT21**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Main features

- Large home tucked away on a quiet no through road
- No onward chain, in need of updating
- Spacious lounge and dining area
- En-suite shower room to bedroom 1
- Good size kitchen/breakfast room
- Secluded garden, short drive into Hythe

Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Hall

Lounge: 20'4 x 11'0 (6.20m x 3.36m)

Dining Area: 11'5 (3.48m) x 9'10 (3.00m) narrowing to 8'8 (2.64m)

Separate Toilet

Kitchen/Breakfast Room: (L-shaped) 13'6 x 9'10 (4.12m x 3.00m) plus 6'7 x 7'4 (2.01m x 2.24m)

Bedroom 1: 14'1 x 12'9 (4.30m x 3.89m)

En-Suite Shower Room: 10'4 (3.15m) narrowing to 6'8 (2.03m) x 5'7 (1.70m)

Bedroom 2: 11'0 x 9'10 (3.36m x 3.00m)

Bedroom 3: 10'4 (3.15m) x 9'9 (2.97m) narrowing to 8'1 (2.47m)

Bathroom: 10'4 x 7'8 maximum (3.15m x 2.34m)

OUTSIDE

Off Road Parking

Garage: 17'1 x 10'8 (5.21m x 3.25m)

Store: 9'6 x 5'9 (2.90m x 1.75m)

Front & Rear Gardens

Split Level Ground Floor
Approx. 130.8 sq. metres (1408.4 sq. feet)



Call Hythe - 01303 267473 ■ wardsofkent.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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