



**Price**  
**£400,000**

**Freehold**

3x  2x  1x 

**St Leonards Road,  
Hythe, Kent, CT21**

**OVER 60?**

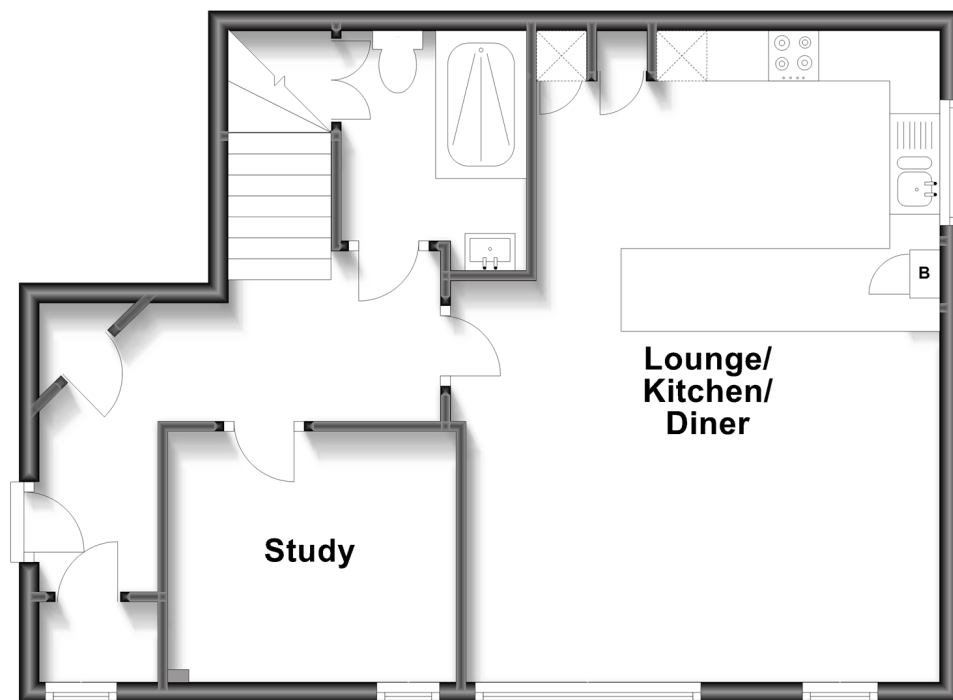
Secure this property  
for up to **59% less!**

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Helping you move forwards



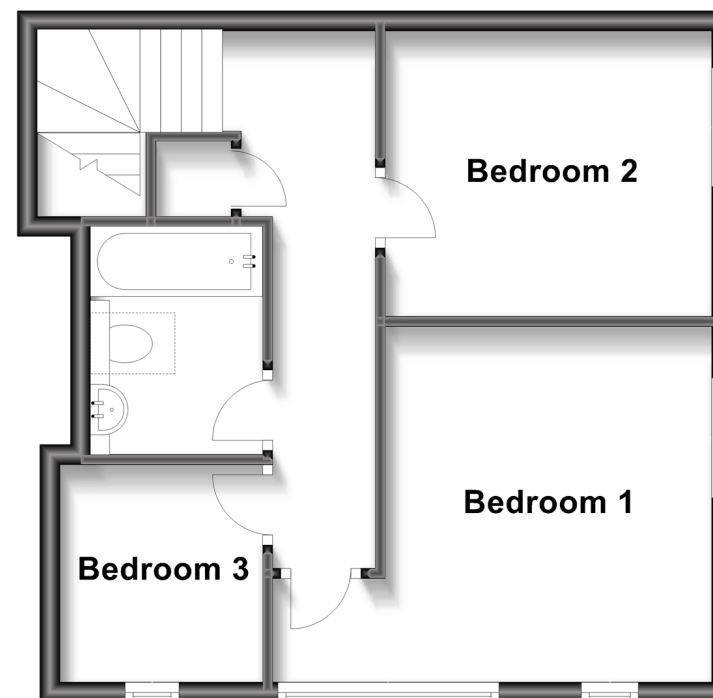
## Ground Floor

Approx. 53.3 sq. metres (573.7 sq. feet)



## First Floor

Approx. 42.0 sq. metres (451.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Kitchen/Diner: 21'3 x 15'6 (6.48m x 4.73m)

Shower Room: 7'9 x 6'0 (2.36m x 1.83m)

Study: 9'4 x 8'2 (2.85m x 2.49m)

### FIRST FLOOR

Landing

Bedroom 1: 11'6 x 10'8 (3.51m x 3.25m)

Bedroom 2: 10'9 x 9'4 (3.28m x 2.85m)

Bedroom 3: 7'2 x 6'6 (2.19m x 1.98m)

Bathroom: 7'5 x 5'6 (2.26m x 1.68m)

### OUTSIDE

Communal Gardens

Allocated Parking



## Main features

- Stunning attached character home forming part of a converted school
- Close to Hythe Green and canal, only a short walk to the beach
- Large open plan lounge/kitchen/diner
- Allocated parking space with electric car charging point
- Corian counter tops in the kitchen with integrated appliances



### Nearest Schools

Primary Schools: Hythe Bay CofE Primary 0.1 miles, St Augustine's Catholic Primary 0.6 miles

Secondary Schools: Brockhill Park Performing Arts College 1.0 miles, Folkestone School for Girls 3.1 miles



### Transport Information

Train Stations: Sandling 1.4 miles, Westenhanger 2.5 miles, Folkestone West High Speed Link 3.3 miles



### Address

St Leonards Road, Hythe, Kent, CT21



### Directions

For directions to this property please contact us.





**Wards**  
Helping you move forwards

Call Hythe Branch 01303 267473 ■ [wardsofkent.co.uk](http://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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