



**Price**  
**£475,000**

**Freehold**

3x  1x  1x 

**Cinque Ports Avenue,  
Hythe, Kent, CT21**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Refurbished and extended home in central Hythe large workshop
- Stunning re-fitted kitchen/diner Sunny aspect garden
- Useful utility room, re-fitted bathroom, generous lounge
- Exterior finished with K render and Marley Cedral Cladding
- Resin bound driveway

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Kitchen/diner: 22'5 (6.84m) x 16'9 (5.11m) narrowing to 11'6 (3.51m)

Utility: 11'0 x 4'9 (3.36m x 1.45m)

Lounge: 21'8 (6.61m) x 15'9 (4.80m) narrowing to 11'9 (3.58m)

Cloakroom : 6'1 x 5'7 (1.86m x 1.70m)

### FIRST FLOOR

#### Landing

Bedroom 1: 15'8 x 10'5 (4.78m x 3.18m)

Bedroom 2: 11'10 x 9'11 (3.61m x 3.02m)

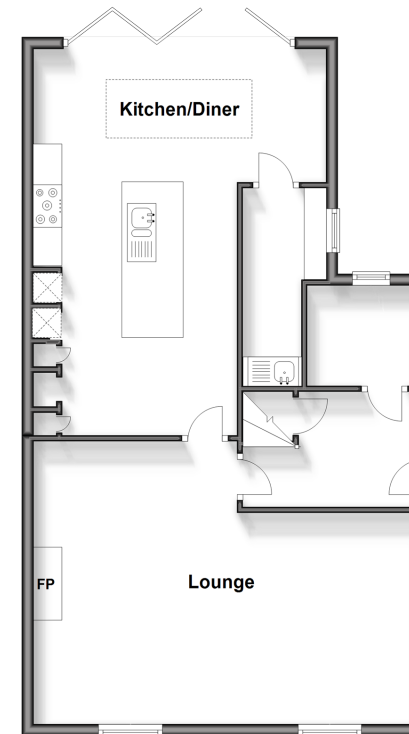
Bedroom 3: 11'7 x 8'10 (3.53m x 2.69m)

Bathroom: 9'10 x 5'9 (3.00m x 1.75m)

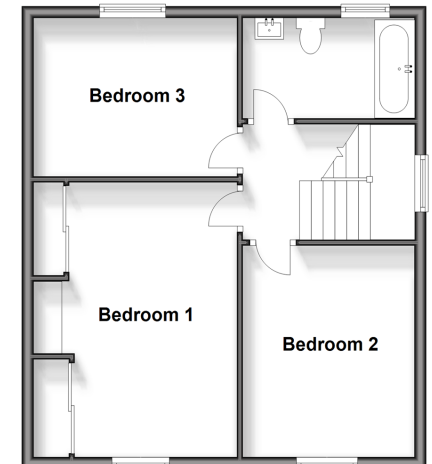
### OUTSIDE

Driveway  
Rear Garden  
Workshop

**Ground Floor**  
Approx. 70.7 sq. metres (761.4 sq. feet)



**First Floor**  
Approx. 50.0 sq. metres (538.4 sq. feet)



**Call Hythe - 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.



12824255/20240427/MEL/MB