



**Price**  
**£450,000**

**Freehold**

3x  1x  1x 

**High Ridge, Hythe, Kent,  
CT21**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Beautiful home with far reaching sea views
- Wildlife friendly garden attracting breeding frogs and many species of birds
- Good sized bedrooms all with views
- Sunny aspect garden with a raised deck and workshop
- Close to the beach and canal

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen: 10'8 x 8'3 (3.25m x 2.52m)

Dining Area: 15'8 maximum x 10'6 (4.78m x 3.20m)

Utility/Cloakroom: 7'8 x 4'7 (2.34m x 1.40m)

Lounge: 12'9 x 10'9 (3.89m x 3.28m)

Bedroom 3: 11'0 x 8'4 (3.36m x 2.54m)

### FIRST FLOOR

Landing: 14'5 x 7'4 (4.40m x 2.24m)

Bedroom 1: 11'2 x 9'6 (3.41m x 2.90m)

Bedroom 2: 10'8 x 9'6 (3.25m x 2.90m)

Bathroom: 7'7 x 5'6 (2.31m x 1.68m)

### OUTSIDE

Off Road Parking

Front & Rear Gardens

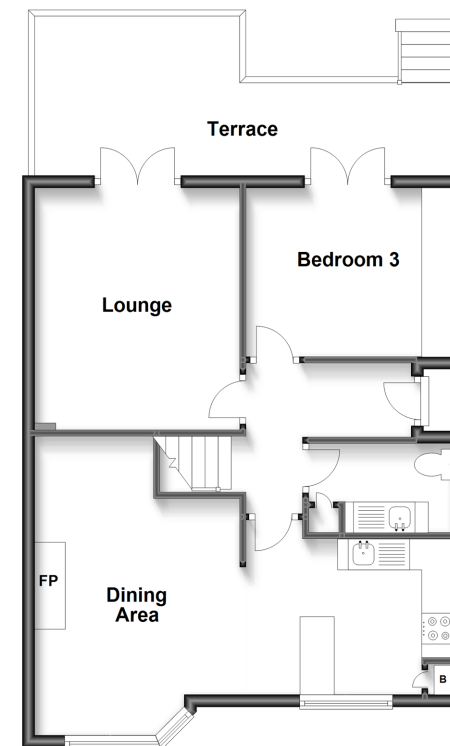
Terrace

Workshop: 9'7 x 4'6 (2.92m x 1.37m)

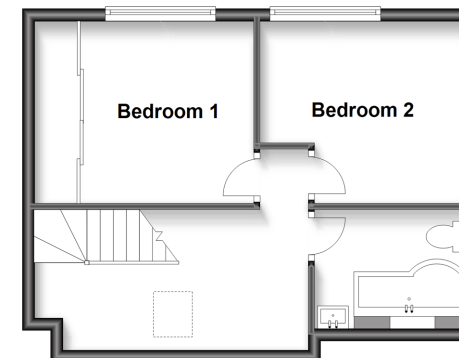
**Call Hythe - 01303 267473 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- 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.

**Ground Floor**  
Approx. 56.3 sq. metres (606.3 sq. feet)



**First Floor**  
Approx. 36.2 sq. metres (389.3 sq. feet)



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