



**Ians Walk, Hythe**  
Offers in Region of **£399,995**



## 3 lams Walk

Hythe, Hythe

Ideal coastal retreat! Semi-detached chalet with stunning sea views, 2 bedrooms, off-road parking, and good-sized garden. EPC rating "E." Offers in the Region of £399,995. Serene outdoor space with fruit tree and lawn. Modern comfort with natural beauty.

- Offers in the Region of £399,995
- Semi Detached Chalet
- Two Bedrooms
- Sea Views
- Chain Free Sale
- Off Road Parking
- Good Size Garden
- EPC Rating "E"







Nestled in a sought-after location, this semi-detached chalet offers a charming escape with stunning sea views. The property boasts two bedrooms, ideal for a small family or as a tranquil retreat. The chain-free sale presents a hassle-free opportunity to secure this home, complete with off-road parking and a good-sized garden, perfect for outdoor relaxation. With an EPC rating of "E," this cosy abode is listed at an attractive price of Offers in the Region of £399,995.

The outside space is equally inviting, with a lovely sized garden at the rear featuring a well-established fruit tree and a large area laid to lawn, providing a serene setting for outdoor gatherings. To the front, off-road parking caters to convenience, offering space for two cars depending on size. This property harmoniously balances modern comfort with natural beauty, presenting a unique opportunity for those seeking a peaceful coastal lifestyle.

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### ENTRANCE HALL

8' 9" x 5' 7" (2.66m x 1.70m)

UPVC frosted double glazed front door to the side of the property into the entrance hall. Carpeted floor coverings, two large storage cupboards one being underneath the stairs and the other internally. Radiator. Doors To :-

### KITCHEN/BREAKFAST ROOM

13' 4" x 10' 3" (4.06m x 3.13m)

UPVC double glazed window overlooking the rear garden. Matching wall and base units with stainless steel sink. Breakfast bar area, radiator, space for a washing machine. Electric fan oven, gas hob and an extractor fan. Pantry cupboard in the corner of the room housing the fridge and the freezer (not integrated appliances).

### DOWNSTAIRS BATHROOM

5' 7" x 7' 4" (1.69m x 2.24m)

UPVC double glazed frosted window to the side of the property. Shower with mixer over the bath. Closed couple WC, pedestal hand basin, carpeted flow-tex carpet with a radiator and fully tiled walls.

### LOUNGE/DINING ROOM

14' 6" x 16' 1" (4.43m x 4.90m)

Large UPVC double glazed window to the front with views out over the English Channel to the side. UPVC double glazed window to the side. Brick built fireplace with gas fire. Carpeted floor coverings, two radiators and a cupboard under the stairs.

### FIRST FLOOR LANDING

15' 5" x 3' 0" (4.70m x 0.91m)

UPVC double glazed window to the side of the property. Carpeted floor coverings & a loft hatch. Doors To :-

### BEDROOM

12' 10" x 11' 9" (3.92m x 3.58m)

UPVC double glazed Dormer window to the front of the property again with lovely views out to the English Channel. Carpeted floor coverings and a radiator.

### BEDROOM

10' 7" x 12' 4" (3.22m x 3.75m)

UPVC double glazed Dormer window to the rear





## **GARDEN**

Lovely size garden to the rear with well established fruit tree and large area laid to lawn.

## **DRIVEWAY**

2 Parking Spaces

Off road parking to the front of the property with space for two cars depending on size.





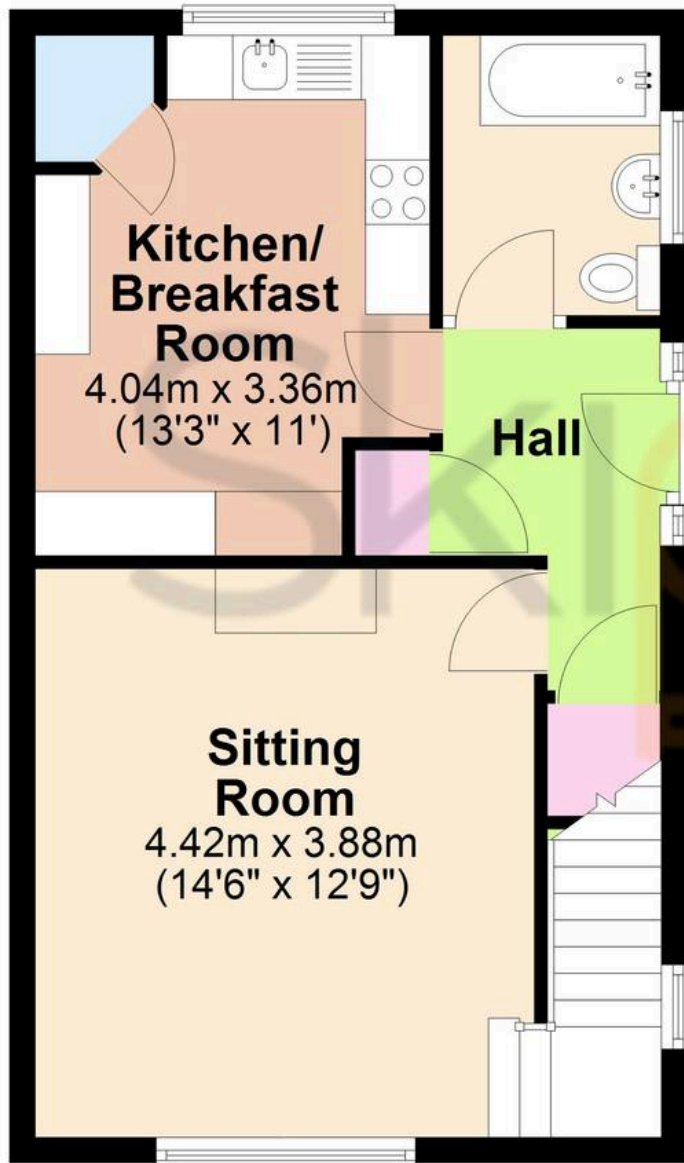






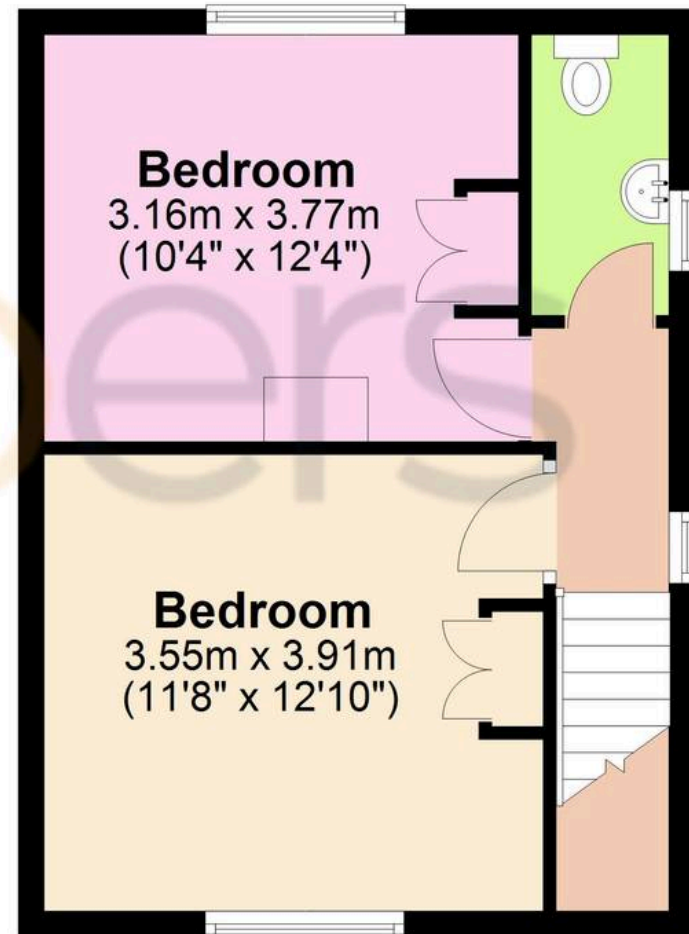
## Ground Floor

Approx. 41.6 sq. metres (447.8 sq. feet)



## First Floor

Approx. 33.4 sq. metres (360.0 sq. feet)



Total area: approx. 75.1 sq. metres (807.9 sq. feet)





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