



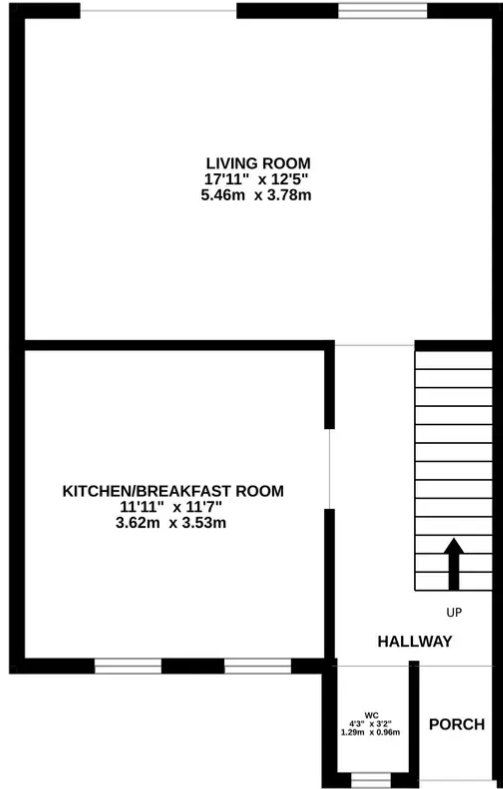
## 79 Elm Crescent, Hythe - SO45 3PQ

£285,000 Freehold

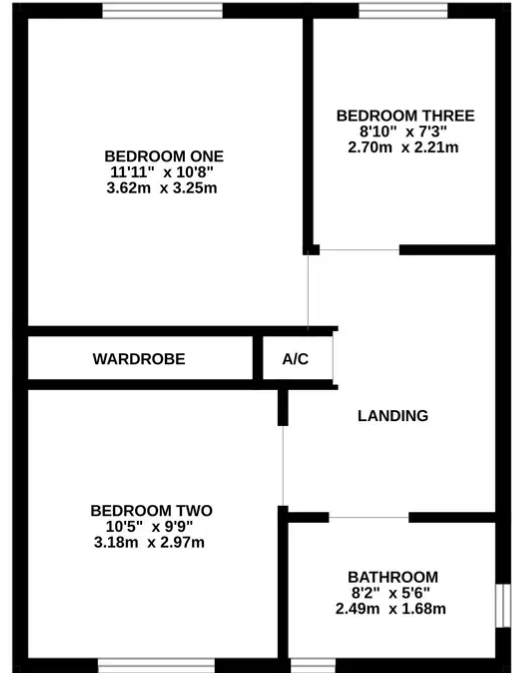
This well-presented three-bedroom end of terrace house offers a wonderful opportunity for a new owner to enjoy a comfortable and spacious living environment. The ground floor comprises a social kitchen space, perfect for entertaining guests, along with a generously sized living room providing a cozy retreat. Additionally, the convenience of a downstairs W/C adds a practical touch to the property. The first floor boasts good proportioned bedrooms, ideal for growing children. Throughout the property, double glazing and gas fired central heating ensure warmth and energy efficiency all year round. With the potential to extend to the side, subject to planning permission, the possibilities for customisation and enhancement are endless.

Outside, the property delights with its generously sized and well-maintained rear garden, a haven for green thumbs and relaxation enthusiasts alike. The garden is mainly laid to lawn, featuring mature border shrubs in beds on the sides, which offers a quiet and peaceful environment. With side access via a timber latch gate, the outdoor

GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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