



49 High Street, Hythe, Kent CT21 5AD



**60 PARK ROAD
HYTHE**

£340,000 Freehold

Situated in a sought after location on level ground between the Canal and the seafront, this semi-detached period house offers well presented accommodation comprising a sitting room, dining room, fitted kitchen, cloakroom, two double bedrooms and bathroom. Secluded garden. No onward chain. EPC tbc



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**60 Park Road
Hythe CT21 6EU**

**Entrance Hall, Sitting Room, Dining Room, Kitchen, Cloakroom,
Two Bedrooms, Bathroom
Pretty Rear Garden**

DESCRIPTION

This charming semi-detached period house offers well proportioned accommodation with some particularly attractive original features throughout. The well presented accommodation includes a sitting room, dining room open plan to the fitted kitchen, cloakroom, two double bedrooms and a generous first floor bathroom.

To the rear of the house there is a delightfully secluded garden with a generous paved area providing an ideal environment for alfresco dining and entertaining.

SITUATION

Park Road is a particularly sought after residential location, on level ground, to the south of the Royal Military Canal, moments from the seafront and a short, level walk from the busy High Street with its range of independent shops, boutiques, cafes and restaurants. The town also benefits from having 4 supermarkets (including Waitrose, Aldi and Sainsburys), There is a selection of sports and leisure facilities in the vicinity, including tennis, bowls, water sports, cricket, bowls and squash clubs etc. as well as The Hotel Imperial Leisure Complex and two golf courses. The property is also in the catchment area for Hythe Bay Primary School and only a short walk from it. The larger town of Folkestone is 5 miles and the Cathedral City of Canterbury 15 miles.

The area is convenient for communication to London and the Continent with the M20 motorway (Junction 11) 2½ miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Saltwood just over 2 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West). (All distances are approximate).

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The accommodation comprises:

ENTRANCE HALL

Entered via a timber panelled and obscure glazed door, staircase to 1st floor, doors to:-

SITTING ROOM

Attractive painted fireplace surround inset with tiled inserts, double glazed bay window to front, picture rail, radiator.

DINING ROOM

Attractive painted fireplace surround inset with tiled inserts, access to understairs storage cupboard, double glazed door giving access to the rear garden, radiator, open through to:-

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated Zanussi oven, recess and plumbing for freestanding dishwasher and washing machine, worksurface inset with 1 ½ bowl stainless steel sink and drainer unit with mixer tap, four burner gas hob with extractor hood above, tiled splashbacks, coordinating wall cupboards, recessed lighting, radiator, double glazed window to side, door to:-

REAR LOBBY

Door to rear garden, door to:-

CLOAKROOM

Low-level WC, wall hung wash basin, double glazed window to side, radiator.

FIRST FLOOR LANDING

Access to loft space, radiator, doors to:-

BEDROOM 1

Double glazed window to front, coved ceiling, access to storage cupboard, radiator.

BEDROOM 2

Access to storage cupboard, double glazed window to rear, radiator, coved ceiling.

BATHROOM

Tiled shower enclosure with thermostatically controlled shower, panelled bath with mixer tap and hand held shower attachment, circular wash basin with vanity cupboard below and to side, obscure double glazed window to rear, part tiled walls, heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low timber panelled fence, side access can be gained to the:

REAR GARDEN

Directly to the rear of the house is a paved terrace extending to the remainder of the garden which is well enclosed by timber panelled fencing and a ragstone wall. The garden is laid mainly to lawn with borders planted with various herbaceous plants and shrubs. There is also a small timber framed storage shed within the garden.

EPC Rating tbc

COUNCIL TAX

Band C approx. £1952.91 (2023/24)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**







Park Road, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 47.1 sq m / 507 sq ft
First Floor = 42.6 sq m / 458 sq ft
Total = 89.7 sq m / 965 sq ft

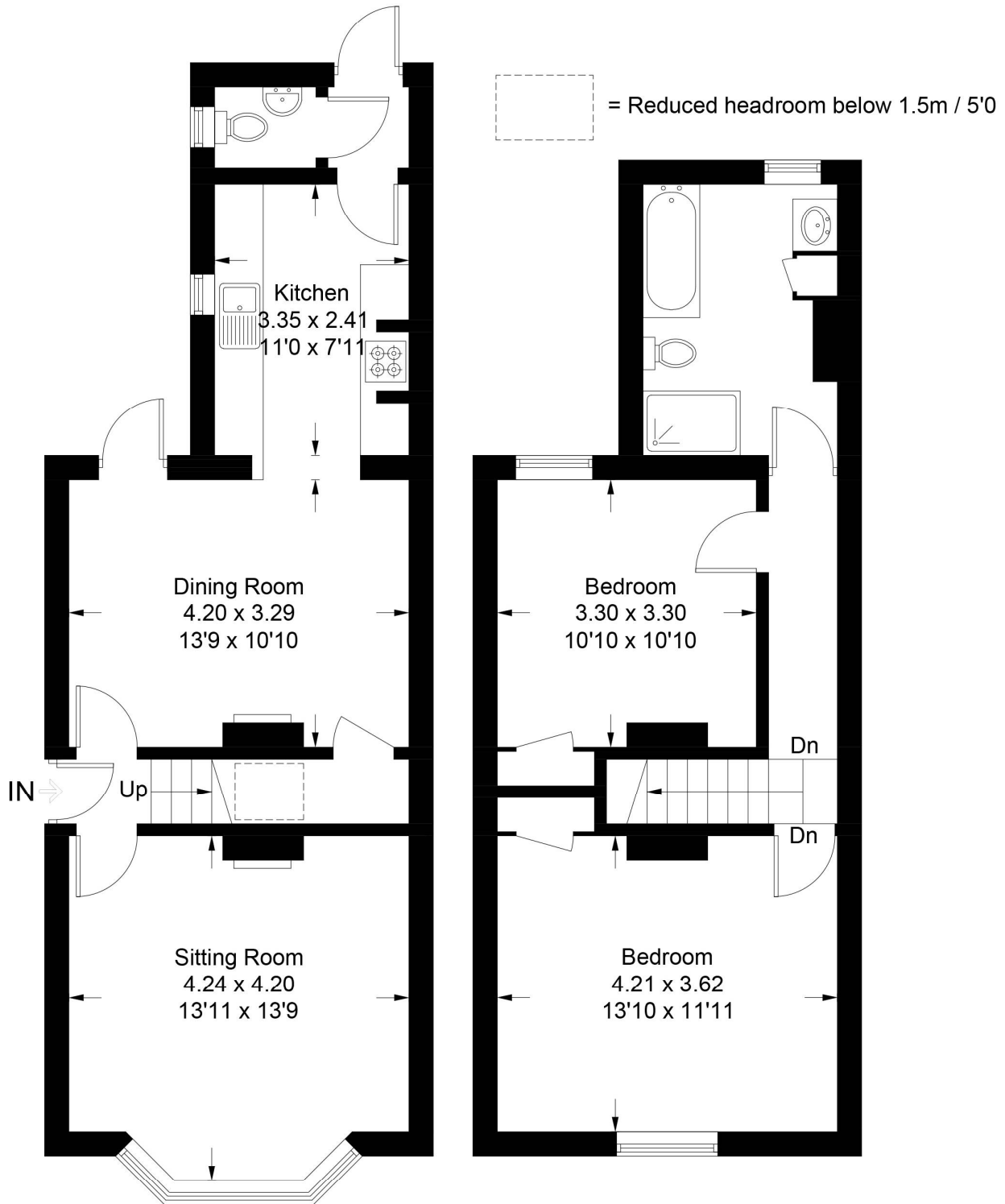


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