



49 High Street, Hythe, Kent CT21 5AD



**DOVEDALE
STONE STREET, LYMPNE**

**£300,000 Freehold
NO ONWARD CHAIN**

In a highly desirable village location, this semi-detached bungalow would now benefit from general updating and improvement. Entrance hall, sitting room, kitchen, lobby/utility, two bedrooms and a bathroom. Garden, garage & ample off-road parking. EPC E.



**Dovedale
Stone Street
Lympne
CT21 4JP**

**Entrance Porch, Entrance Hall, Sitting Room, Kitchen, Rear lobby/utility,
Two Bedrooms, Bathroom
Front and Rear Gardens
Off-Road Parking, Garage**

DESCRIPTION

This semi-detached bungalow has been in the hands of the same owner for many years and whilst appearing to have been generally well maintained it is fair to say that it would now benefit from some general updating and improvement. Having been priced to reflect this, it is considered well worthy of the expenditure required and has the potential to provide a very comfortable home. There is also potential to extend the property should additional space be required (subject to all necessary consents and approvals being obtained).

The comfortably proportioned accommodation comprises an entrance hall, sitting room, kitchen, lobby/utility, two bedrooms and a bathroom. Gardens to front and rear, ample off-road parking and a garage.

SITUATION

The property is situated on Stone Street, close to the centre of the popular village of Lympne with its newsagent/post office, church, village hall, pub and Castle (the historic Lympne Castle which has a bar and restaurant open to the public). There is a popular village primary school and bus stops nearby provide easy access to secondary schools in Folkestone and Hythe.

The Cinque Ports Town of Hythe, approximately 3 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), a vibrant High Street with various independent shops, boutiques, cafes and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc.

The motorway network (M20 Junction 11) is within a short driving distance of the property (approx 3 miles), the Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (12 miles). There is also a main line railway station at Westenhanger (1 mile) down the road, with regular commuter services to London and the High Speed Link trains are available at Folkestone (West or Central) or Ashford.



The accommodation comprises:

ENTRANCE PORCH

Entered via a timber and glazed door with glazed panel to side, door to:-

ENTRANCE HALL

Access to loft space, access to cloaks cupboard, access to airing cupboard with hot water tank, storage heater, door to:-

SITTING ROOM

Double glazed window to front, tiled fireplace surround, coved ceiling, storage heater.

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating space for freestanding electric cooker with extractor hood above, recess and plumbing for dishwasher, work surface inset with one and a half bowl sink with mixer tap and drainer to side, coordinating wall cupboards, tiled splashbacks, access to store cupboard, double glazed windows to front, side and rear overlooking the garden, door to:-

REAR LOBBY/UTILITY

Door to front, space and plumbing for washing machine and space for tumble dryer, fitted with base cupboards and work surface, window overlooking garden, door to rear garden.

BEDROOM 1

Double glazed window to rear overlooking the garden, wall mounted electric heater.

BEDROOM 2

Double glazed windows to front and side.

BATHROOM

Panelled bath with electric shower over, pedestal wash basin, low-level WC, part tiled walls, obscure double glazed window to rear.

OUTSIDE

REAR GARDEN

The garden to the rear of the property is predominantly laid to lawn, planted with a variety of shrubs, herbaceous and other plants including magnolia and bay. Greenhouse & timber framed shed.

FRONT GARDEN

The property is approached via a driveway with parking for several cars leading to a single garage. A flight of steps leads up to a pathway to the front door and to the right of the pathway is an elevated terrace.

GARAGE

Electronically operated door to front, power and light.

EPC Rating E.

COUNCIL TAX

Band C approx. £1947.53 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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

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Dovedale, Lympne, CT21

Approximate Gross Internal Area = 71.1 sq m / 765 sq ft

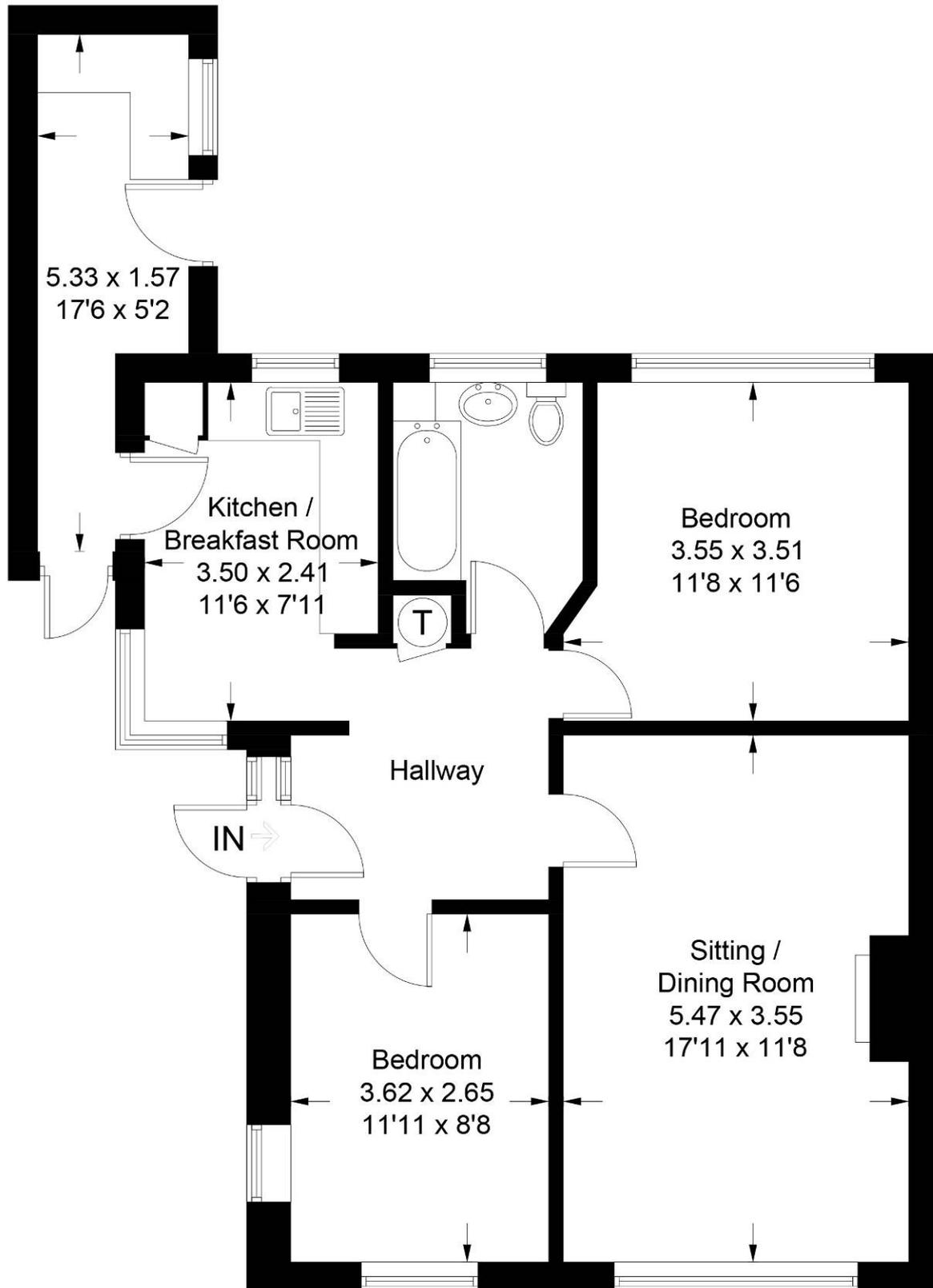


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