



49 High Street, Hythe, Kent CT21 5AD



CORNER HOUSE SOUTH ROAD, HYTHE

£925,000 Freehold

This handsome detached house enjoys a prime central location, moments from the beach. The impeccably presented accommodation includes a sitting room, stunning kitchen/dining room, study, four bedrooms (principal with en-suite) and a bathroom. 100ft garden, garage and ample off-road parking. EPC D.



Corner House

South Road, Hythe CT21 6AT

**Entrance Hall, Sitting Room, Kitchen/Dining Room, Study, Cloakroom,
Four Bedrooms (principal with en-suite), Family Bathroom,
Garage, Off Road Parking, Front and Rear Gardens**

DESCRIPTION

A handsome family house occupying a generous plot in a sought after location, just one road back from the sea and adjacent to Ladies Walk with tennis courts and playing fields beyond. Having been the subject of an extensive programme of remodelling and refurbishment, this detached family house has been transformed into something quite exceptional.

The property has been thoughtfully redesigned to compliment a modern day lifestyle and now offers splendid living spaces including a sitting room, a stunning open plan kitchen/dining living space with bi-folding doors uniting the space with the garden, a study and a cloakroom. There are four double bedrooms, with the principal bedroom enjoying views towards the sea and an en-suite shower room. There is also a family bathroom.

The outside space is a particularly attractive feature of the property with a delightfully secluded 100ft garden to the rear and ample parking on the driveway to the front which also leads to the attached garage.

SITUATION

Situated on a South Road, a particularly sought after location, just one road back from the unspoilt seafront of this ancient Cinque Ports Town, with its long stretches of shingle beaches. The property is also on a level approach to the Royal Military Canal, via Ladies Walk, a pretty tree lined avenue, and busy High Street, which enjoys a variety of independent shops, boutiques, cafes, bars and restaurants. In addition there are 4 supermarkets (including Waitrose, Sainsbury and Aldi). There is also a selection of sports and leisure facilities in the vicinity including tennis, bowls, cricket, squash and sailing clubs as well as water sports facilities. The larger town of Folkestone is less than 5 miles and the Cathedral City of Canterbury is approximately 17 miles distant.

The area is fortunate in having particularly good communications with a mainline railway station in Saltwood (Sandling 2.8 miles) and access to the M20 (Junction 11 3.5 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. Eurostar trains to Paris and Brussels also depart from the latter. The Channel Tunnel Terminal is 3.5 miles away and the ferry port of Dover is 12 miles away. (All distances are approximate.)

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The accommodation comprises:

ENTRANCE HALL

Entered via timber effect and opaque double glazed composite doors, staircase to 1st floor, access to under stairs storage cupboard and further cloaks cupboard, tiled floor with under floor heating, recessed lighting, contemporary mirrored vertical radiator, doors to:-

KITCHEN/DINING ROOM

A generous open plan space incorporating a stunning kitchen area which is well fitted with a comprehensive range of base cupboard and drawer units incorporating recess housing Professional Rangemaster (for separate negotiation) with extractor hood above, wine cooler, integrated washing machine and tumble dryer, square edged quartz work surface, coordinating up stands, coordinating bank of units incorporating recess for freestanding American style fridge freezer, coordinating island unit with integrated dishwasher, square edged quartz work surface inset with one and a half bowl under mounted sink with grooved drainer to side and mixer tap, coordinating wall cupboards with underlighting, double glazed bi-folding doors opening to and uniting the space with the generous external terrace and garden, tiled floor with under floor heating, recessed lighting, door to store room, radiator.

SITTING ROOM

Attractive painted timber fireplace surround, double glazed bay windows to front and side fitted with plantation style shutters, coved ceiling, picture rail, walls panelled to half height, radiator.

STUDY

Double glazed window to side, radiator.

CLOAKROOM

Low level WC, wash basin set on to worksurface with mixer tap and vanity cupboard below, opaque double glazed window to side, tiled floor with under floor heating, heated towel rail.

GALLERIED LANDING

Recessed lighting, radiator, doors to:-

PRINCIPAL BEDROOM

Fitted Wardrobe cupboards, double glazed window to front fitted with plantation style shutters and with views towards the sea, double glazed window to side fitted with plantation style shutters, window seat, radiator, door to:-

EN-SUITE SHOWER ROOM

Well fitted with a contemporary suite comprising a twin sized walk-in tiled shower enclosure fitted with thermostatically controlled shower, wash basin with mixer tap and vanity drawers below, low-level WC, coordinating wall cupboard, opaque double glazed window to side, tiled walls, tiled floor, extractor fan, heated ladder rack towel rail.

BEDROOM 2

Double glazed window to front fitted with plantation style shutters and with views towards the sea, radiator.

BEDROOM 3

Double glazed windows to rear overlooking garden and fitted with Bloc black out blinds, access to built-in cupboard, radiator.

BEDROOM 4

Double glazed window to rear, radiator access to loft space

BATHROOM

Well fitted with a contemporary suite comprising a panelled bath with central mixer tap and thermostatically controlled shower over, glazed shower screen, wash basin set into work surface with mixer tap and vanity cupboards below, low level WC with concealed cistern, opaque double glazed window, extractor fan, tiled walls, tiled floor, heated ladder rack towel rail.





OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a close boarded timber panelled fence with a wide opening giving access to a generous block paved driveway providing off-road parking for a number of vehicles and access to the attached garage.

REAR GARDEN

Directly to the rear of the house and spanning the width and to the side of the property is a paved terrace extending to the remainder of the garden which is laid extensively to lawn and is well enclosed by combination of timber panel fencing and a brick built wall. There are various deep borders stocked with a variety of shrubs,

herbaceous and other plants together with specimen trees. Within the garden is a timber framed storage shed and side access can be gained to the front garden.

GARAGE

Up and over door to front, power and light, personal door to rear.

EPC Rating D.

COUNCIL TAX

Band F approx. £3173.49 (2023/24)
Folkestone & Hythe District Council.

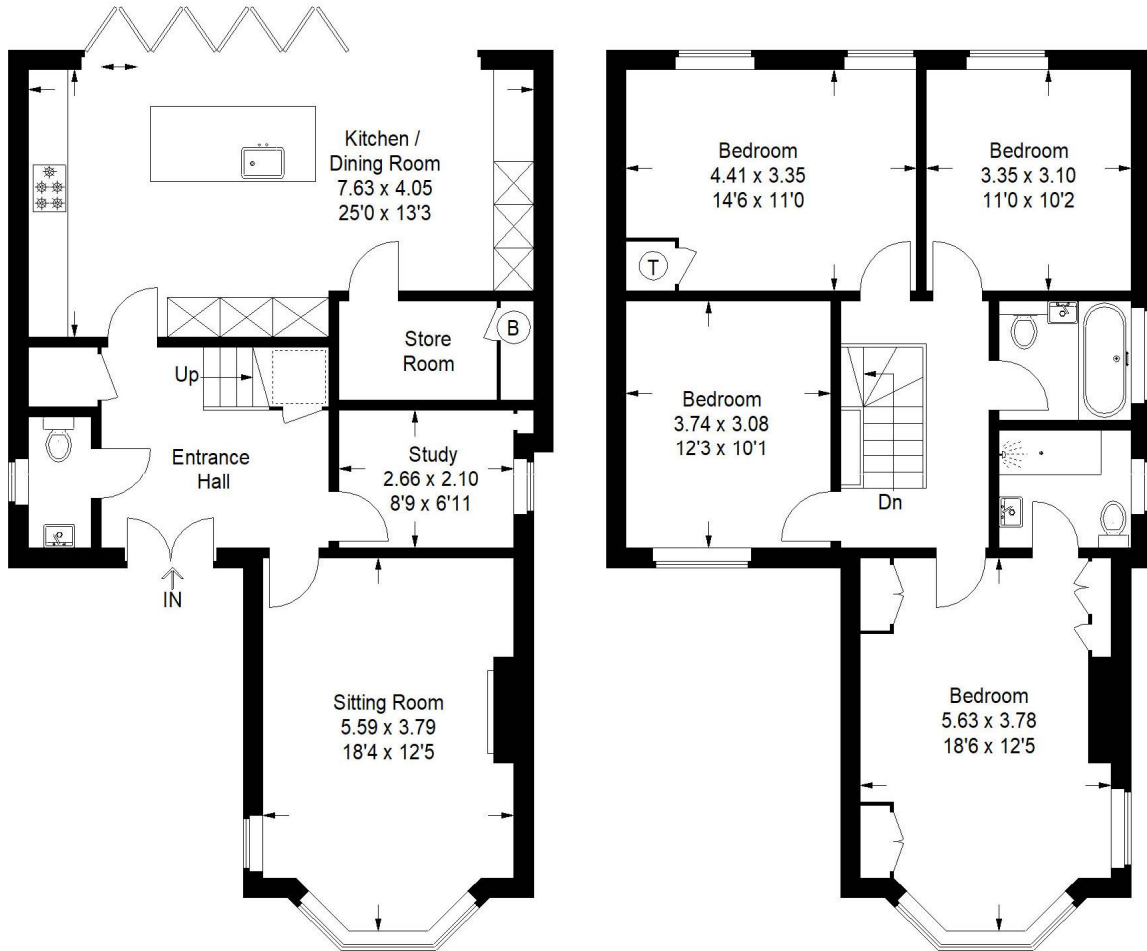
VIEWING

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



Corner House, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 77 sq m / 829 sq ft
First Floor = 76.1 sq m / 819 sq ft
Total = 153.1 sq m / 1648 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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