



49 High Street, Hythe, Kent CT21 5AD



MONTAGUE HOUSE
38 PARK ROAD, HYTHE

£365,000 Freehold
NO ONWARD CHAIN

An enchanting 3 bedroom period semi detached house situated in a prime central location, moments from the beach. The house has recently benefitted from some external repairs however, it does still require general updating but has the potential to provide a particularly comfortable home. Secluded garden. EPC E.



**Montague House
38 Park Road
Hythe CT21 6DL**

**Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility room,
Three Bedrooms, Bathroom, Separate W.C.
Pretty Rear Garden, Workshop with Separate W.C.**

DESCRIPTION

An exciting opportunity to acquire an enchanting period property situated in a prime location, moments from the beach and a short level walk from the town centre. The property has been in the hands of the same family for over sixty years having been a much loved family home since it was purchased in 1961. Although it appears to have been generally well maintained over the years, including having been re-roofed circa 2001, it is fair to say it would now benefit from a programme of general updating and improvement. It has recently benefitted from some external repairs and internal redecoration in part. However, with particularly well proportioned accommodation with many original features, the house has the potential to provide an exceptionally comfortable home.

The accommodation is currently arranged to comprise a welcoming entrance hall with pretty original staircase and leading to the spacious sitting room, separate dining room with French windows opening to the rear garden, kitchen leading to a utility room beyond which is an open porch leading to a workshop. This could be incorporated into the main dwelling (subject to any necessary consents and approvals) and currently incorporates a W.C.. On the first floor there are three bedrooms, a bathroom and separate W.C. To the rear of the house is a secluded garden providing a delightful environment for alfresco dining. There is readily available unrestricted on-street parking at the front of the house.

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, 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 connections 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).



The accommodation comprises:

COVERED PORCH

Deep open porch with original storm shutters, door to:-

ENTRANCE HALL

Staircase to 1st floor with moulded timber handrail, sash window to side, radiator, access to under stairs cupboard, door to:-

SITTING ROOM

Tiled fireplace inset with gas fire on a tiled hearth, bay window to front with sash windows, radiator.

DINING ROOM

Fireplace recess, access to built-in cupboard, French doors giving access to the rear courtyard garden, radiator, serving hatch through to kitchen.

KITCHEN

Built-in cupboards, sink with drainer to side and cupboards beneath, serving hatch through to dining room, sash window to side, radiator, door to:-

UTILITY ROOM

Space and plumbing for washing machine, space for freestanding gas cooker, Butlers sink with worktops to side and cupboards beneath, window to rear, and door to garden.

FIRST FLOOR LANDING

Access to loft space, door to:-

BEDROOM 1

Tiled fireplace surround, window to front, built-in cupboard, radiator.

BEDROOM 2

Painted brick fireplace surround, sash window to rear, radiator.

BEDROOM 3

Built in cupboard housing Worcester gas boiler, sash window to side, radiator.

BATHROOM

Cast iron bath with handheld shower attachment, wash basin with vanity cupboard below, sash window to front, part tiled walls, radiator.

SEPARATE W.C.

Low level w.c. with high level cistern.

OUTSIDE

Directly to the rear of the property is a covered walkway with door giving access to the side of the property and door to the **Workshop** and **W.C.**

REAR GARDEN

A pleasant area, enclosed by brick and ragstone walls and incorporating the brick built workshop.

FRONT GARDEN

The garden to the front of the property is set behind a white picket fence and mature hedging and is entered via a gate which leads to a pathway to the front door, with flowerbeds and a further path leading round the central flower bed.

EPC Rating Band E.

COUNCIL TAX

Band C approx. £2044.14 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

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Park Road, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 63.1 sq m / 679 sq ft
First Floor = 55.4 sq m / 596 sq ft
Workshop = 13.1 sq m / 141 sq ft
Total = 131.6 sq m / 1416 sq ft



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