



49 High Street, Hythe, Kent CT21 5AD



**31 ALBERT ROAD,
HYTHE**

£480,000 Freehold

A handsome period house in a prime sought after location, moments from the beach and a level walk to the High Street. The beautifully presented and spacious accommodation comprises, a sitting room, kitchen/dining room, three bedrooms, bathroom and a cloakroom. Pretty rear garden. EPC tbc



**31 Albert Road,
Hythe
CT21 6BT**

**Entrance Hall, Sitting Room, Kitchen/Dining Room
Three Bedrooms, Bathroom, Cloakroom,
Rear Garden**

DESCRIPTION

This handsome period property situated is situated in a favoured location, moments from the beach and a short walk from the town centre. The property, which has been extensively improved by the current owner, offers attractively presented accommodation of particularly comfortable proportions. The accommodation comprises an entrance hall, sitting room with wood burner and a generous kitchen/dining room, partly set beneath a pitched double glazed roof, which leads to the garden. On the first is the principal bedroom, large bathroom and separate cloakroom. On the second floor are two further bedrooms.

The garden provides a particularly pleasant environment in which to relax and dine alfresco with a decked timber terrace and it also incorporates a good storage shed. On street parking is readily available in the immediate vicinity.

SITUATION

Albert Road is a particularly sought-after residential location, on level ground, to the south of the Royal Military Canal, moments from the seafront (where one can dine alfresco at The Lazy Shack on Fisherman s Beach or in style at The Waterfront Seafood Restaurant) 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 a short walk from Hythe Bay Primary School with other educational facilities nearby and boys and girls grammar schools in Folkestone. 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 composite door, staircase to 1st floor, doors to:-

SITTING ROOM

Wood burner set into fireplace recess, double glazed sash windows to front, radiator.

KITCHEN/DINING ROOM

A generous space with engineered wood flooring and with the kitchen partly set beneath a pitched double glazed roof.

Dining area

Access to understairs storage cupboard, double glazed sash window to side, built in cupboards, radiator, open through to:-

Kitchen

Well fitted with a range of base cupboards and drawer units incorporating integrated Whirlpool washing machine & integrated Whirlpool dishwasher, recess housing Rangemaster with extractor hood above, square edged quartz work surfaces inset with ceramic sink and drainer unit with mixer tap, tiled splashback, coordinating wall cupboards, integrated fridge and freezer, recessed lighting, double glazed window overlooking the garden, double glazed door giving access to the garden, contemporary vertical radiator.

FIRST FLOOR LANDING

Staircase to 2nd floor, radiator, doors to:-

BEDROOM 1

Fitted wardrobe cupboards concealed by sliding doors, double glazed sash windows to front, radiator.

CLOAKROOM

Low level WC, window to rear.

BATHROOM

Freestanding bath with freestanding water spout and handheld shower attachment, low level WC, wash basin set on to worksurface

with vanity drawers below, access to built-in cupboard, part tiled walls, extractor fan, recessed lighting, heated ladderack towel rail.

SECOND FLOOR

Sash window to side, access to loft space, radiator, doors to:-

BEDROOM 2

Double glazed sash window to front, built-in cupboard, radiator.

BEDROOM 3

Double glazed sash window to rear, built in cupboard, radiator.

OUTSIDE

FRONT

The garden to the front of the property is set behind a low brick wall and topped in stone for ease of maintenance, a gate to the side gives access to the:-

REAR GARDEN

The garden to the rear of the property is well enclosed and mainly laid to lawn with a decked terrace to the far end providing the ideal environment to relax and dine alfresco, timber shed.

NB There is a right of way over the rear garden for three neighbouring properties although we understand this is seldom used.

EPC Rating

COUNCIL TAX

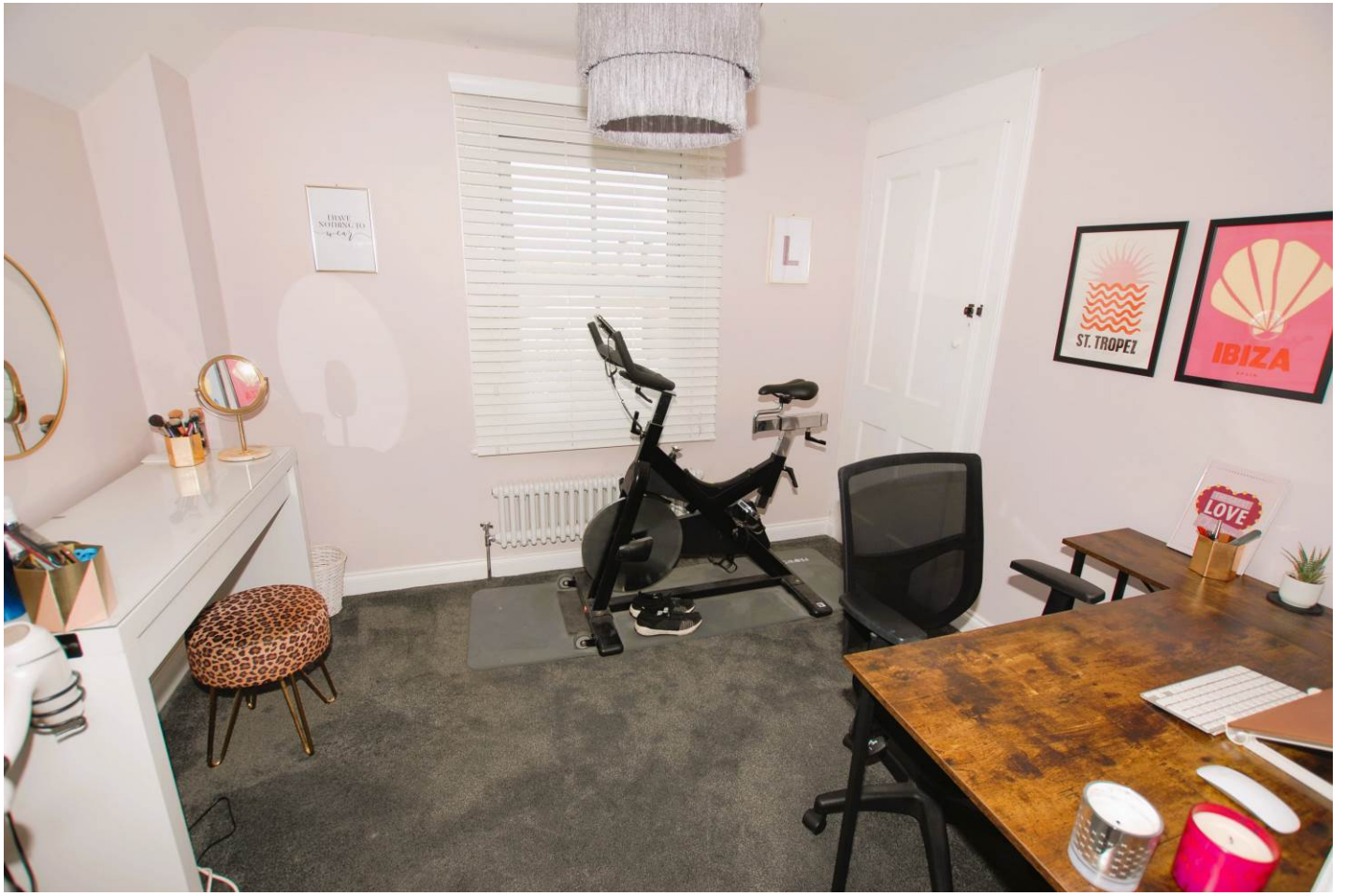
Band C approx. £1952.91 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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







Albert Road, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 39.2 sq m / 422 sq ft
First Floor = 28.1 sq m / 302 sq ft
Second Floor = 27.0 sq m / 291 sq ft
Total = 94.3 sq m / 1015 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1047835)