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- of Hythe -

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49 High Street, Hythe, Kent CT21 5AD



**90 ST LEONARDS ROAD  
HYTHE**

**£485,000 Freehold**

In a prime location, seconds from the seafront, a short, level walk from the town centre, semi-detached period house offers impeccably presented accommodation. Comprising a dual aspect sitting/dining room, kitchen leading into a conservatory, 3 bedrooms, bathroom and cloakroom. Pretty west facing garden. EPC C.



# 90 St Leonards Road Hythe CT21 6HW

**Entrance Hall, Dining Room open plan to Sitting Room  
Kitchen, Conservatory  
3 Bedrooms, Bathroom, Cloakroom  
West Facing Rear Garden**

## **SITUATION**

St Leonards 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 4 supermarkets (including Waitrose, Aldi and Sainsburys), range of independent shops, boutiques, cafes and restaurants. There is a selection of sports and leisure facilities in the vicinity, including tennis, bowls, water sports, etc. 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.)

## **DESCRIPTION**

This well situated semi-detached period house is impeccably presented in a smart contemporary style throughout. The bright and airy accommodation is of particularly comfortable proportions and includes an entrance hall, open plan sitting/dining room with engineered oak flooring throughout, gas fire and deep bay window. Beyond this the well fitted kitchen opens onto a conservatory extension connecting with the rear garden. On the first floor there are three bedrooms, a bathroom and a separate cloakroom.

A particularly attractive aspect of the property is the garden which enjoys a westerly aspect and provides an exceptional environment for alfresco entertaining with an open aspect beyond.

The accommodation comprises:

Open Porch with composite and obscure double glazed door with obscure double glazed fanlight above opening to:

### **ENTRANCE HALL**

Engineered oak flooring, deep moulded cornice, staircase to first floor, radiator panelled and glazed door to:

### **DINING ROOM**

Engineered oak flooring throughout the dining room and the sitting room, coved ceiling, recessed lighting, panelled and glazed door to kitchen, door to understairs storage cupboard, double glazed doors opening to and overlooking the rear garden, radiator, open plan to:



### **SITTING ROOM**

Attractive polished stone contemporary fireplace surround incorporating recessed coal effect living flame gas fire above a polished stone hearth, floating oak shelving to recesses to either side, coved ceiling recessed lighting, bay with uPVC and double glazed windows to front, radiator.

### **KITCHEN**

Fitted with a comprehensive range of contemporary base cupboard and drawer units incorporating integrated Bosch dishwasher, free-standing stainless steel Rangemaster cooker with double oven and 6-burner gas hob, stainless steel splashback and glazed and stainless steel extractor hood, recess and plumbing for washing machine, slate effect worktops inset with 1½ bowl sink and drainer unit with mixer tap, range of coordinating wall cupboards, slate effect tiled floor, recessed lighting, wall mounted gas fired boiler, double glazed windows to side, open plan to:

### **CONSERVATORY**

Of uPVC and double glazed construction above a brick built base and beneath a pitched polycarbonate roof, slate tiled flooring, wall light point, double glazed doors opening to and overlooking the rear garden.

### **FIRST FLOOR LANDING**

Access to loft space via hatch fitted with loft ladder, coved ceiling, radiator, doors to:

### **BEDROOM 1**

Fitted wardrobe cupboards with coordinating dressing table, coved ceiling, recessed lighting, pair of double glazed windows to front with a sideways glimpse towards the sea, radiator.

### **BEDROOM 2**

Fitted wardrobe cupboards, coved ceiling, recessed lighting, double glazed window to rear with pleasant views towards the Roughs in the distance, radiator.

### **BEDROOM 3**

Coved ceiling, recessed lighting, double glazed windows to rear, radiator.

### **BATHROOM**

P ended bath with mixer tap and shower attachment and a curved glazed shower screen, pedestal wash basin with mixer tap, low level wc, tiled floor, tiled walls, coved ceiling, recessed lighting, extractor fan, obscure double glazed window to side, wall mounted heated ladder rack towel rail.

### **CLOAKROOM**

Low level wc, wash basin with mixer tap, tiled floor, walls tiled to half height, coved ceiling, recessed lighting, extractor fan, double glazed window to side, wall mounted heated ladder rack towel rail.

### **OUTSIDE**

#### **Front garden**

The garden to the front of the property is set behind a low brick built wall, a gate gives access to a pathway to the main entrance and the garden is topped in slate chippings for ease of maintenance with a central specimen Yucca. A walkway and gate give access to the rear garden.

#### **Rear garden**

On the southern side of the property is an attractive and generous paved terrace leading to the remainder of the garden where there is a further coordinating terrace running across the rear of the conservatory and a pathway extending to a timber framed storage shed at the far end of the garden. The garden is well enclosed by close boarded timber panelled fencing, part topped by trellis and is laid extensively to lawn backed by a border planted with a various shrubs and other plants. Lighting and outside tap.

### **COUNCIL TAX**

Band C £2044.14 per annum (2024/25) Shepway District Council.

### **EPC RATING BAND C**

### **VIEWING**

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



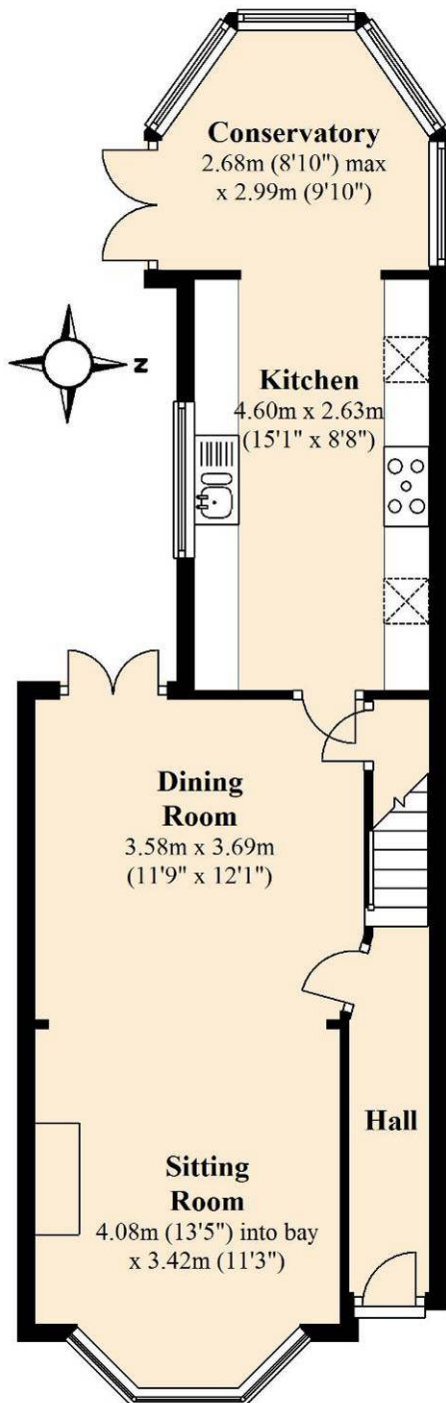


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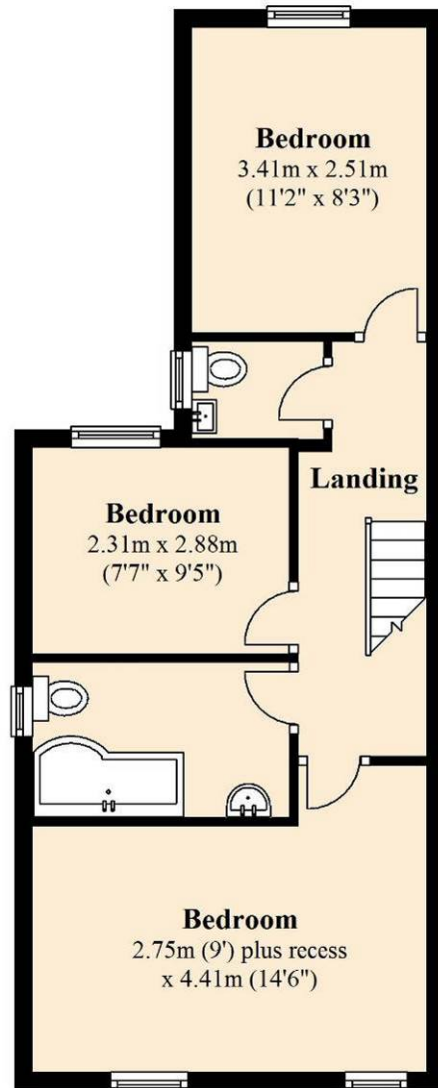
## Ground Floor

Approx. 50.5 sq. metres (543.2 sq. feet)



## First Floor

Approx. 42.7 sq. metres (459.7 sq. feet)



Total area: approx. 93.2 sq. metres (1002.9 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.

Plan produced using PlanUp.