



49 High Street, Hythe, Kent CT21 5AD



**24 CHAPEL STREET,
HYTHE**

£289,950 Freehold

Situated in the heart of Hythe, close to amenities, this attractive period cottage has been much improved for the current owner and now offers smartly presented accommodation. Open plan living/dining room, well fitted kitchen, spacious shower room, two double bedrooms and an attic room. Roof terrace and courtyard. EPC D



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**24 Chapel Street,
Hythe CT21 5BE**

**Open Plan Living/Dining Room, Kitchen, Shower Room,
Two Double Bedrooms, Attic Room with En-Suite Cloakroom,
Roof Terrace, Courtyard Garden**

DESCRIPTION

In a prime central location, accessible to all local amenities, this charming period cottage has undergone a great deal of improvement carried out for the current owner and now offers attractively presented accommodation which is of particularly comfortable proportions. This includes a generous open plan living/dining room leading to the well fitted kitchen. Beyond this is the recently refitted shower room. On the first floor there are two double bedrooms one of which opens onto a recently resurfaced roof terrace where provision has been made for a purchaser to reinstate railings. There is also a very useful attic room with an en-suite cloakroom.

To the rear of the house is a south facing enclosed courtyard garden with a side access returning to Chapel Street.

SITUATION

Chapel Street is situated within the desirable Conservation Area of the town, just off the High Street, with its range of independent shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose), doctors surgeries, etc. The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further and there are a variety of sports and leisure facilities in the vicinity, including 2 golf courses and the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 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. The Channel Tunnel Terminal is around 5 miles away the ferry port of Dover is 12 miles away. (All distances are approximate.)

The accommodation comprises:

SITTING ROOM

Entered via a timber effect composite and obscured double glazed door, polished timber floorboards, access to understairs storage cupboard, double glazed window fitted with folding plantation style shutters to front, radiator, open plan to:

DINING ROOM

Polished timber floorboards, coved ceiling, staircase to first floor, double glazed window to side, radiator, door to:



KITCHEN

Range of base cupboard and drawer units incorporating recesses and provision for freestanding cooker, dishwasher and washing machine, roll top granite effect worksurface inset with one and a half bowl stainless steel sink and drainer unit, tiled splashback, coordinating wall cupboards and shelving, stainless steel extractor hood above the recess for cooker, tiled floor, coved ceiling, recessed lighting, double glazed window to side, obscured double glazed door to rear, radiator, door to:

SHOWER ROOM

Tiled shower enclosure fitted with thermostatically controlled shower, wash basin with mixer tap and vanity cupboard below, lower level WC, bidet, tiled floor, localised tiling, cupboard housing Worcester gas fired boiler, opaque double glazed window to rear, recessed lighting, extractor fan, heated ladder towel rail.

FIRST FLOOR LANDING

Staircase continuing to attic room, coved ceiling, recessed lighting, doors to:

BEDROOM

Fitted wardrobe cupboard, coved ceiling, double glazed window fitted with folding plantation style shutters to front, radiator.

BEDROOM

Coved ceiling, obscured double glazed window to rear, double glazed casement door opening to roof terrace, radiator.

ROOF TERRACE

The roof terrace has been recently resurfaced and has provision for balustrade to be installed and provides a pleasant area for alfresco entertaining.

SECOND FLOOR ATTIC ROOM

Access to eaves storage cupboards, double glazed Velux roof light to rear, radiator, door to:

EN-SUITE CLOAKROOM

Low level WC with concealed cistern, corner wash basin, tiled floor, tiled walls, shaver point, wall light point, extractor fan.

OUTSIDE

Side access can be gained via a personal gate to the side of the house and a shingled pathway with stepping stones which lead to the rear court yard garden which has been topped in shingle for ease of maintenance, is enclosed by walls and trellis work and incorporates a timber framed storage shed.

EPC Rating Band D

COUNCIL TAX

Band B approx. £1788.63 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

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Chapel Street, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 42.2 sq m / 454 sq ft
First Floor = 24.7 sq m / 266 sq ft
Second Floor = 13.4 sq m / 144 sq ft
Total = 80.3 sq m / 864 sq ft

 = Reduced headroom below 1.5m / 5'0

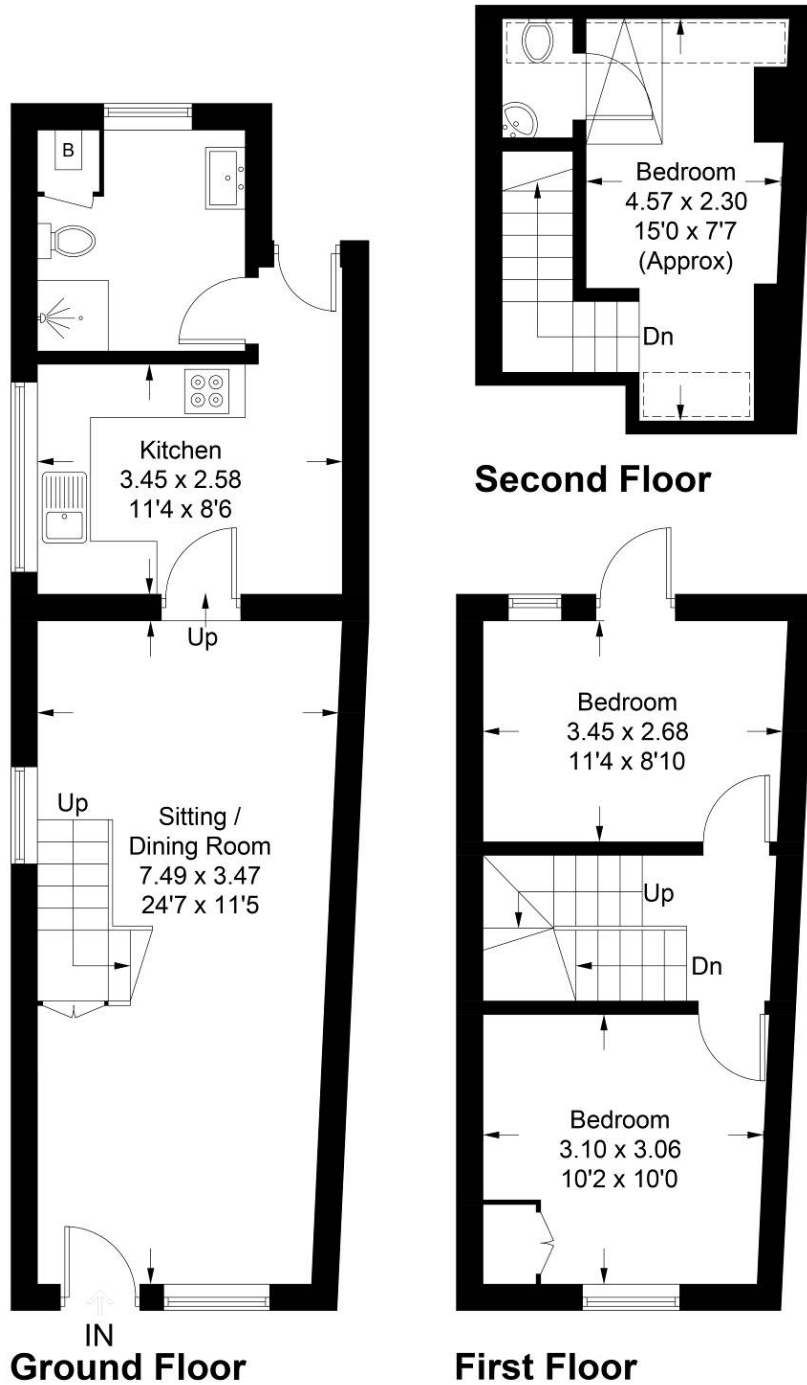


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