



49 High Street, Hythe, Kent CT21 5AD



## 39 PALMBEACH AVENUE HYTHE

**£550,000 Freehold**  
**NO ONWARD CHAIN**

In a popular location, this exceptional 3/4 bedroom chalet bungalow has been the subject of an extensive programme of refurbishment and extension resulting in a stunning home with generous living spaces designed to compliment a modern lifestyle. Delightful gardens & ample off-road parking. EPC C.



**39 Palmbeach Avenue  
Hythe  
CT21 6NL**

**Entrance Hall, Sitting/Dining Room, Kitchen,  
Ground Floor Bedroom, Study/Bedroom 4, Bathroom,  
First Floor Principal Bedroom, Further Bedroom & Shower Room  
Gardens to Front & Rear, Substantial Summer House, Ample parking**

**DESCRIPTION**

This exceptional property has been the subject of a meticulously planned programme of extension, remodelling and refurbishment in recent years. The works have been completed to an exacting standard with a sleek modern finish throughout and the result is stunning with a property which has been transformed to provide a home tailored to offer versatile accommodation to compliment a modern lifestyle.

The accommodation, which totals approximately 1514 sq ft, comprises a generous entrance hall with ample storage, a sitting room/dining room with doors opening on to the rear garden, well fitted kitchen, ground floor bedroom, bathroom and study/bedroom 4. On the first floor is the principal bedroom, further bedroom and a shower room.

The house stands on a generous plot with the front garden incorporating ample parking and a generous area of lawn. The rear garden has been designed to provide the perfect, secluded environment for alfresco dining and entertaining and incorporates a substantial timber framed garden room.

**SITUATION**

The property is situated in a desirable residential location approximately a mile-and-a-half to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal, cycle path and local beauty spot The Roughs with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well-served town with a bustling High Street, 4 supermarkets (including Waitrose, Sainsbury and Aldi) and range of independent shops and restaurants. There are two golf courses and a Leisure Centre at the Hotel Imperial, all within easy reach and there is a variety of other sports and leisure facilities in the vicinity.

The M20 (Junction 13) and Channel Tunnel Terminal are both approximately 4 miles distant and there is a mainline railway station at Saltwood, approximately 3 miles away. The High Speed Link to London St Pancras is available from Ashford International Station with a journey time of approximately 37 minutes or Folkestone with a journey time of approximately 53 minutes.





The accommodation comprises:

### **ENTRANCE HALL**

A generous space entered via a timber effect composite and double glazed door with opaque double glazed panels to either side, full wall of storage cupboards, contemporary vertical radiator, access to loft space), recessed lighting, door to:

### **INNER HALL**

Staircase to 1st floor, access to loft space, access to deep shelved storage cupboard, timber effect flooring, radiator, doors to kitchen, bedroom, cloakroom and:

### **SITTING/DINING ROOM**

Two pairs of double glazed casement doors with double full height windows to either side opening to and overlooking the garden, contemporary vertical radiator, door to:

### **BEDROOM/STUDY**

Double glazed window to front, access to loft space, radiator.

### **BEDROOM**

Fitted wardrobe cupboards, double glazed window to front, coved ceiling, radiator.

### **KITCHEN**

Well fitted with a range of base cupboard and drawer units incorporating integrated dishwasher, recess and plumbing for washing machine and tumble dryer, recess for Electric cooker with stainless steel extractor hood above, recesses for undercounter fridge and

freezer, worksurface inset with 1 ½ bowl stainless steel sink and drainer unit, tiled splashbacks, coordinating wall cupboards, built-in cupboard housing the Worcester gas boiler, double glazed window to rear overlooking the garden and obscure double glazed door to side, recessed lighting, coved ceiling, tiled floor.

### **BATHROOM**

Low-level WC, pedestal wash basin, bath with mixer tap and separate shower attachment, glazed shower screen, localised tiling, shaver point and light, obscure double glazed window to side, extractor fan, tiled floor, heated ladder towel rail.

### **FIRST FLOOR LANDING**

Double glazed window to rear, coved ceiling, doors to:

### **PRINCIPAL BEDROOM**

Fitted wardrobes concealed by sliding mirrored doors, pair of double glazed windows to rear overlooking the garden, Pair of Velux windows, radiator.

### **BEDROOM**

Pair of Velux windows, radiator.

### **SHOWER ROOM**

Tiled shower enclosure with Mira electric shower, pedestal wash basin, low-level WC, obscure double glazed window to rear, localised tiling, shaver point and light, coved ceiling, extractor fan, heated ladder towel rail.

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## OUTSIDE

### REAR GARDEN

To the rear of the property is a stone paved terrace spanning the whole width of the house which leads to an area of lawn and a large timber framed Garden room and bar.

### GARDEN ROOM

Of timber framed construction with a generous covered area with power and light, pair of timber doors gives access to the bar which is fitted with a range of base cupboard and drawer units, integrates fridge, worksurface, coordinating wall cupboards and recess for fridge freezer.

A further covered seating area leads to a useful store room. Also incorporated in the garden is a timber framed shed (with light

and power) and bbq. Outside lights, outside tap.

### FRONT GARDEN

To the front of the property is a generous driveway topped in stone and providing ample off-road parking, a central paved pathway leads to the front door and is flanked by a generous expanse of lawn, set behind a low brick built wall.

### EPC Rating C

### COUNCIL TAX

Band D approx. £2409.11 (2025/26)  
Folkestone & Hythe District Council.


### VIEWING

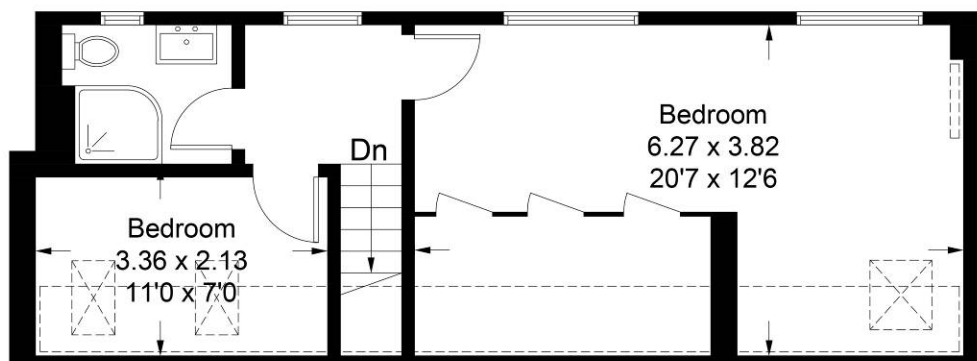
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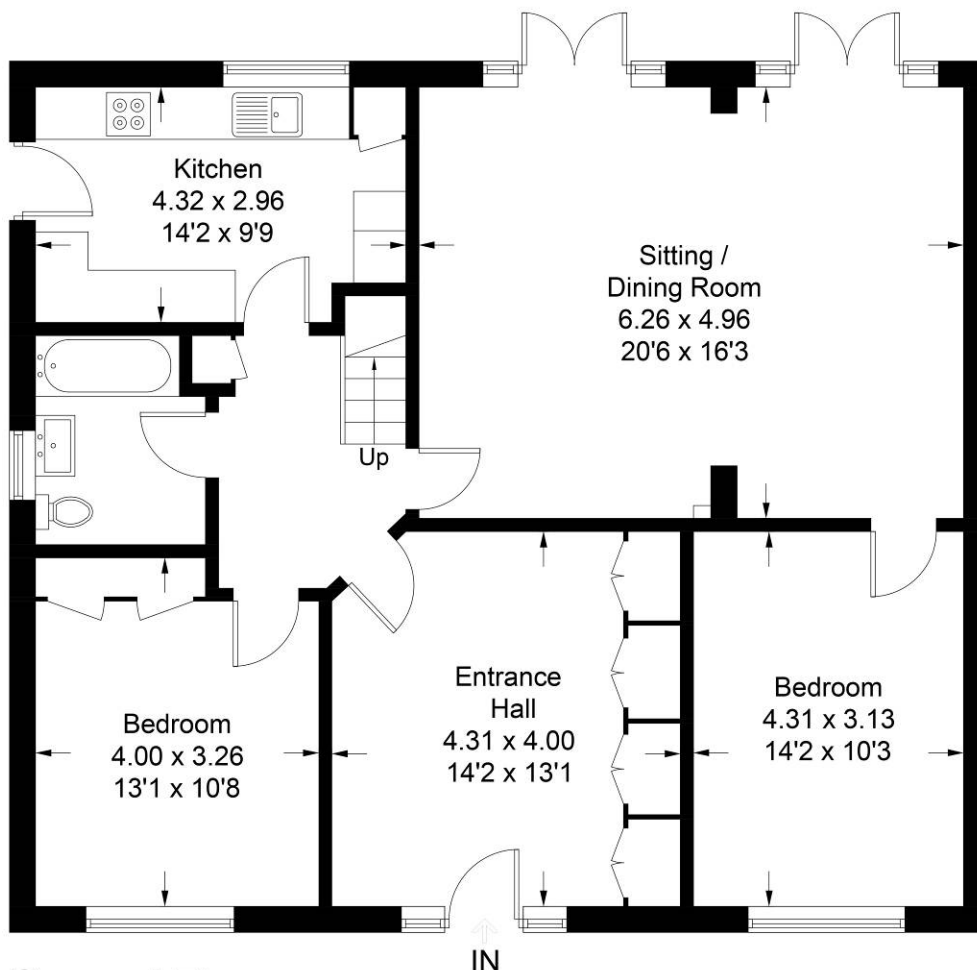
# Palmbeach Avenue, Hythe, CT21

Approximate Gross Internal Area = 140.7 sq m / 1514 sq ft

 = Reduced headroom below 1.5m / 5'0



## First Floor



## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1200315)