



49 High Street, Hythe, Kent CT21 5AD



47 ST LEONARDS ROAD HYTHE

£450,000 Freehold

In a prime location, close to the seafront, a short, level walk from the town centre, this end of terrace period house offers well presented accommodation. Comprising a sitting room, dining room, smartly fitted kitchen, cloakroom, four bedrooms and two shower rooms. Delightful rear garden. EPC C.



**47 St Leonards Road
Hythe
CT21 6EN**

**Entrance Hall, Sitting Room, Dining Room,
Fitted Kitchen, Cloakroom, Utility area,
Four Bedrooms, Two Shower Rooms,
Front & Rear Garden**

DESCRIPTION

This charming end of terrace period property offers beautifully presented accommodation of particularly comfortable proportions and includes an entrance hall, sitting room with deep bay window open through to the dining room, a well fitted kitchen, useful utility area and a cloakroom. On the first floor there are three bedrooms and two shower rooms and on the second floor is the fourth bedroom.

A particularly attractive feature of the property is the pretty rear garden which has been beautifully designed and well planted which affords a great deal of privacy to the setting and creates a particularly special environment for relaxing and dining alfresco. The property also benefits from Solar Panels.

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 (where one can dine alfresco at The Lazy Shack on Fisherman s Beach or in style at The Waterfront 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 boy s and girl s 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 timber panelled and obscured glazed door with glazed fan light above depicting the number 47, timber effect flooring, staircase to first floor, radiator concealed by decorative cover, door to:

DINING ROOM

Timber effect flooring, access to deep understairs storage cupboard, double glazed casement doors opening to and overlooking the rear garden, radiator concealed by decorative cover, partially open plan with timber slatted screen to:

SITTING ROOM

Timber effect flooring, low level cupboards with shelving above built into the alcoves to either side of the chimney breast, deep bay with double glazed windows to front, coved ceiling, radiator.

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units in an attractive Shaker style and incorporating wine racks, deep pan drawers and integrated dishwasher, marble effect worktops inset with one and a half bowl ceramic sink and drainer with mixer tap and five burner Neff induction hob with Neff extractor hood above, contrasting wall cupboards. integrated eye level Neff double oven/combi microwave oven, housing for free standing fridge/freezer, timber effect flooring, recessed lighting, double glazed window to side, glazed door to:

UTILITY AREA

Space and provision for stacked washing machine and tumble dryer, base cupboards with worktop, tiled splashbacks, coordinating wall cupboard and shelving, double glazed door opening to the garden, door to:

CLOAKROOM

Low level WC. with concealed cistern, wall hung washbasin, wall mounted Ideal Logic combination boiler, obscured double glazed

window to rear, contemporary vertical radiator.

FIRST FLOOR LANDING

Access to loft space (boarded and fitted with loft ladder), staircase continuing to second floor, access to understairs storage cupboard, doors to:

BEDROOM

Timber effect flooring, double glazed window to front, radiator, doorway leading to **walk-in wardrobe cupboard** equipped with hanging rails and shelving.

BEDROOM

Timber effect flooring, double glazed window to rear overlooking the garden, radiator.

BEDROOM

Timber effect flooring, double glazed window to rear overlooking the garden, radiator.

SHOWER ROOM

Walk-in twin-sized shower enclosure fitted with thermostatically controlled monsoon shower with separate hand-held attachment and shower seat, wall-hung wash basin with flight of vanity drawers below, mixer tap and mirrored cabinet above, wall-hung WC with concealed cistern, tiled floor, tiled walls., recessed lighting, extractor fan, obscured double glazed window to side, heated ladder rack towel rail.

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled monsoon shower with separate hand-held attachment, wash basin with mixer tap and vanity cupboard below, tiled walls, extractor fan.

SECOND FLOOR LANDING

Door to:

BEDROOM

Built-in shelving, access to eaves storage and further deep storage cupboard, double glazed window to front enjoying views over rooftops to The Roughs, radiator.



OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low brick-built wall and is largely paved for ease of maintenance with an attractive specimen flowering cherry tree.

REAR GARDEN

The garden to the rear of the property is well enclosed by timber-panelled fencing, directly to the rear of the house is a paved patio area leading to the remainder of the garden which has a paved pathway leading through it to an additional seating area at the far end designed to capture the evening sun. Beyond which is a timber-framed storage shed of a substantial size (with light & power). Within the garden are various specimen shrubs and

other plants including bamboo, broom, cordyline, magnolia grandiflora and an archway supporting climbing roses.

N.B. The neighbouring property benefits from a right of access across the garden to the side pathway returning to St Leonards Road an access which also benefits No.47.

EPC Rating band C

COUNCIL TAX

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

VIEWING

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





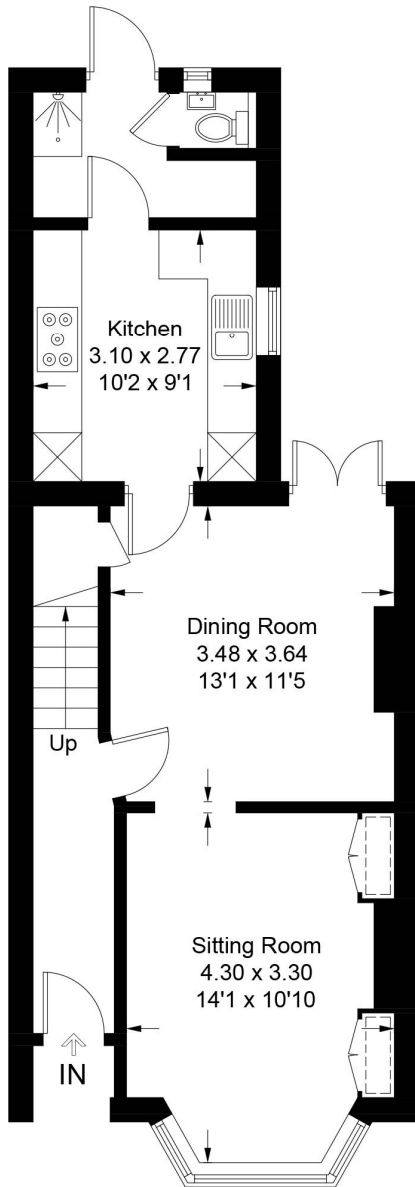
St. Leonards Road, Hythe, CT21

Ground Floor = 47.5 sq m / 511 sq ft

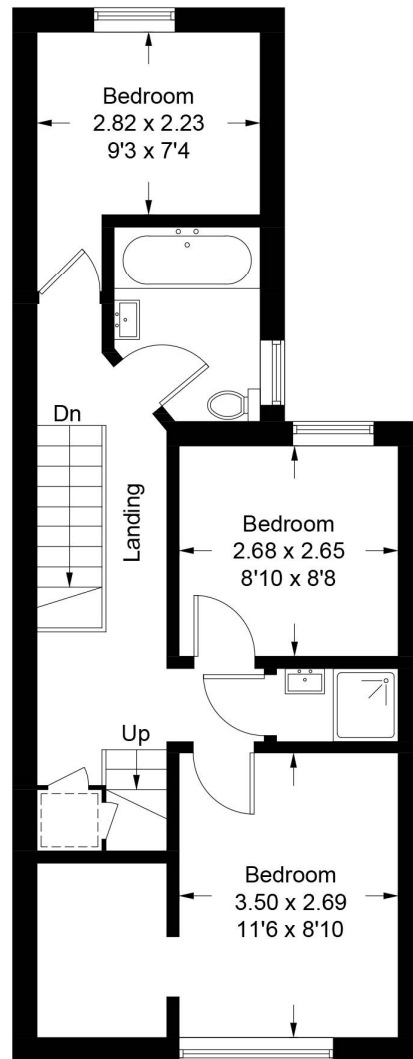
First Floor = 46.5 sq m / 500 sq ft

Second Floor = 15.1 sq m / 162 sq ft

Total = 109.1 sq m / 1173 sq ft

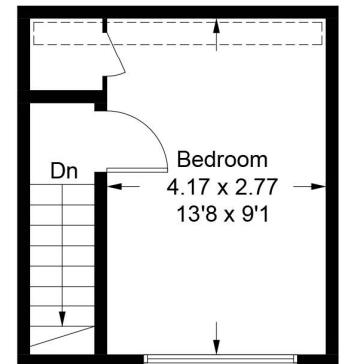


Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0



Second Floor

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