

49 High Street, Hythe, Kent CT21 5AD



**28 PARK ROAD
HYTHE**

Situated in a sought after location on level ground between the Canal and the seafront, this semi-detached period house offers well presented accommodation comprising a sitting room, kitchen/dining room, shower room, two double bedrooms and dressing room. Delightful garden.

EPC D.

£385,000 Freehold



**28 Park Road
Hythe
CT21 6DL**

**Entrance Vestibule, Entrance Hall, Sitting Room, Kitchen/Dining Room,
Rear Lobby/Utility, Shower Room, Two Double Bedrooms, Dressing Room,
Gardens to Front & Rear**

DESCRIPTION

This charming semi-detached period house offers well proportioned accommodation with some particularly attractive original features throughout. The well presented accommodation includes a sitting room, kitchen/dining room, rear lobby/utility, shower room, two double bedrooms and with the bedroom to the rear giving access to a generous dressing room.

To the rear of the house there is a delightfully secluded garden with a generous paved area providing an ideal environment for alfresco dining and entertaining.

SITUATION

Park 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 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 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).

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The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a ledge and braced door with glazed fan light above, tiled floor, panelled and obscured glazed door to entrance hall, door to rear garden.

ENTRANCE HALL

Staircase to first floor with moulded handrail, square banister rails and terminating in a turned newel post, access to understairs storage cupboard, timber effect flooring, radiator, doors to:

SITTING ROOM

Timber effect flooring, fireplace recess set beneath an oak bressummer beam, coved ceiling, bay with double glazed windows to front, fitted with folding plantation style shutters and looking down Ormonde Road to the sea beyond, radiator.

KITCHEN/DINING ROOM

Well fitted with a range of base cupboard and drawer units incorporating integrated electric oven and space and plumbing for washing machine and dishwasher, roll top timber effect work surfaces inset with stainless steel sink and drainer unit with mixer tap and four burner electric hob, tiled splashbacks, coordinating glazed wall cabinet, full height shelved storage cabinet, recessed lighting, double glazed window to rear, radiator, panelled and glazed door to:

REAR LOBBY

Timber work surface with space for tumble dryer below and timber shelving above, tiled floor, stable door to garden, door to:

SHOWER ROOM

Well fitted with a twin-sized walk-in shower enclosure, fitted with thermostatically controlled shower, low-level WC, pedestal wash basin, tiled floor, tiled walls, extractor fan, recessed lighting, obscured double glazed window to rear, heated ladder rack towel rail.

FIRST FLOOR LANDING

Access to loft space, doors to:

BEDROOM

Coved ceiling, double glazed window to front, looking down Ormonde Road and with views of the sea beyond, radiator.

BEDROOM

Double glazed window to rear, enjoying views up the hillside and of St. Leonard's Church, radiator, archway fitted with sliding barn door with steps leading down to the:

DRESSING ROOM

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

CLOAKROOM

Low-level WC, wall hung washbasin, tiled floor, double glazed window to front, leaded light window to rear.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set beneath a low brick built planter and is entered via a wrought iron gate. The remainder of the garden is topped in shingle for ease of maintenance.

REAR GARDEN

The garden to the rear of the property is enclosed by a combination of brick built and ragstone walls and close-boarded timber-panelled fencing. The garden is largely paved for ease of maintenance with raised beds stocked with a variety of shrubs, herbaceous and other plants including roses, daisies, fuchsia and campanula amongst others. Attached to the rear of the property is a brick built storeroom, outside tap.

EPC Rating D

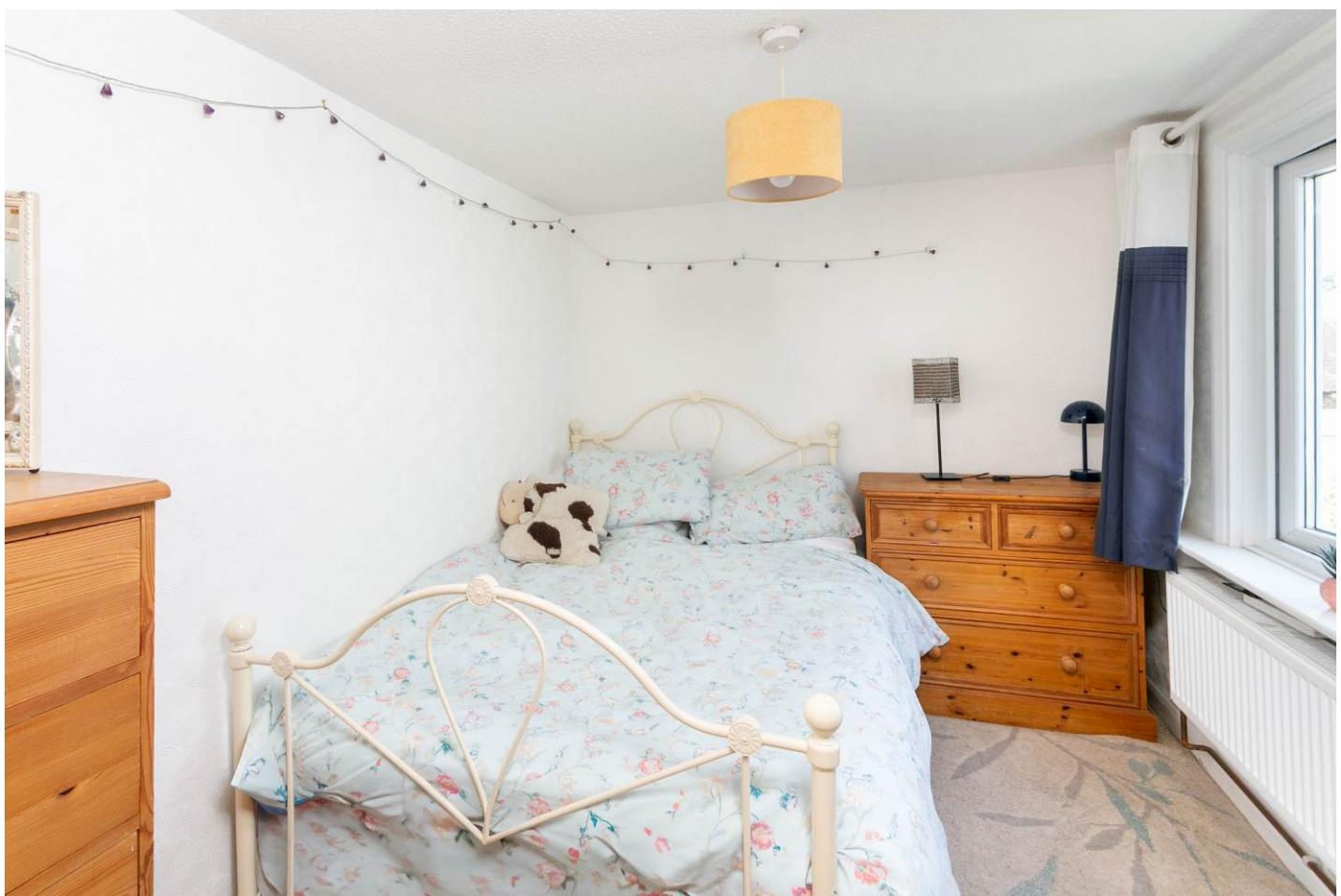
COUNCIL TAX

Band C approx. £2141.43 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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







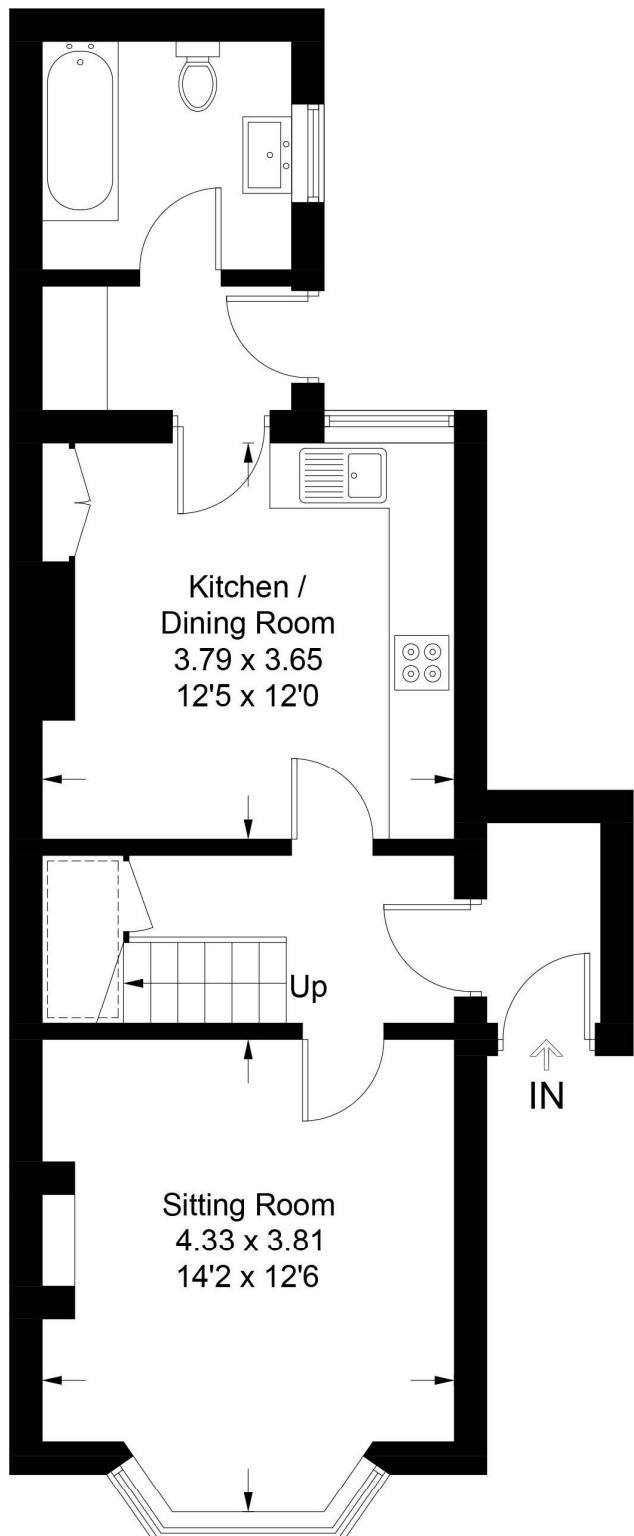
Park Road, Hythe, CT21

Approximate Gross Internal Area

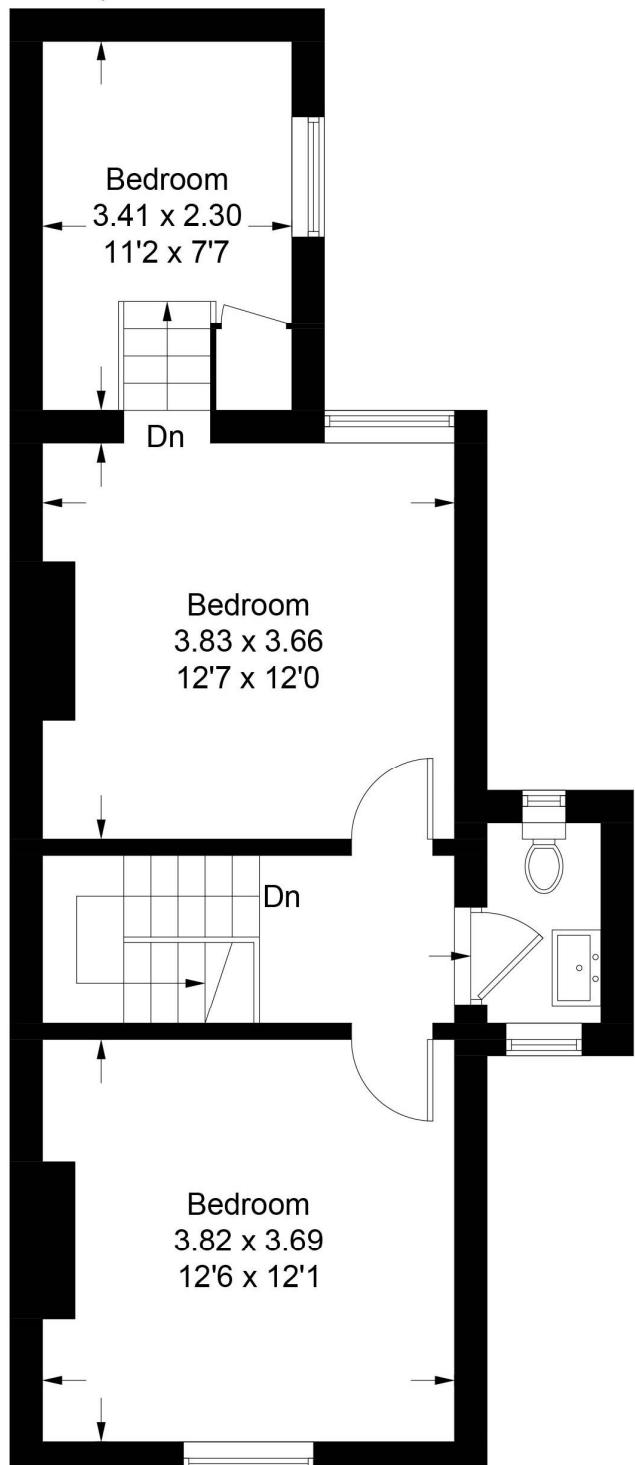
Ground Floor = 47.4 sq m / 510 sq ft

First Floor = 46.0 sq m / 495 sq ft

Total = 93.4 sq m / 1005 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
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