



49 High Street, Hythe, Kent CT21 5AD



**MALVERN VILLA,
38 ALBERT ROAD, HYTHE**

**£550,000 Freehold
No Onward Chain**

Having been in the ownership of the same family since 1975, this handsome double fronted Victorian villa now requires a programme of updating and improvement but, with a wealth of original features, 3 reception rooms and 4-5 bedrooms, presents an opportunity to create an exceptional home. EPC D.



**Malvern Villa,
38 Albert Road, Hythe CT21 6BT**

**Entrance Hall, Drawing Room, Sitting Room, Dining Room,
Breakfast Room, Kitchen, Utility Area, Shower Room,
Four Bedrooms, Study/Bedroom 5, Bathroom,
Outbuildings, Gardens to Front and Rear**

DESCRIPTION

This handsome double fronted link detached Victorian Villa is being offered for sale on the open market for the first time since it was purchased in 1975. Whilst some improvements have been made over the years, not least of all the recovering of the roofs, it is fair to say that Malvern Villa does now require a programme of refurbishment. However, with a wealth of original features and generously proportioned accommodation, the property offers the potential to create an exceptional home tailored to suit the new owners own tastes and requirements, is considered well worthy of any expenditure required and has been priced accordingly.

The versatile accommodation is currently arranged to provide a welcoming entrance hall leading to the sitting room which spans the full depth of the property, the dining room, a breakfast room beyond which is the kitchen, adjoining utility area and a shower room. There is also a conservatory. The first floor comprises an elegant landing leading to three double bedrooms, a cloakroom and to the study. Beyond the study is the bathroom leading to an inner hallway with a secondary staircase returning to the kitchen and beyond which is the fourth bedroom.

To the front of the house the pretty garden is divided by a lovely original encaustic tiled pathway and side access can be gained to the rear garden which is walled, enjoys a westerly aspect and incorporates a couple of outbuildings.

SITUATION

Albert 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.)

The accommodation comprises:

ENTRANCE HALL

Entered via a timber-panelled door with leaded and obscured glazed windows with glazed fan light above depicting the name Malvern Villa. Staircase to first floor with polished timber moulded handrail, square banister rails and terminating in a scrolled newel post with ornate wrought iron newel post, access to understairs storage cupboard, deep moulded cornice, radiator, doors to:

SITTING ROOM

A generous space spanning the full depth of the property with wall-light point, deep moulded cornice, ornate ceiling rose, bay with double glazed windows to front, window to rear looking through the conservatory to the garden beyond, radiator.

DINING ROOM

Adam style fireplace surround with gas fire on a polished stone hearth, deep moulded cornice, ornate ceiling rose, bay with double glazed windows to front, radiator.

BREAKFAST ROOM

Coved ceiling. double glazed window to rear overlooking the garden, radiator. door to:

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating integrated dishwasher and gas oven, rolltop work surfaces inset with one and a half bowl stainless steel sink and drainer with mixer tap and four burner gas hob, tiled splashbacks, range of coordinating wall cupboards, stainless steel extractor hood above the hob, former fireplace recess, shelved storage cupboard, door to side walkway, door giving access to secondary staircase to first floor, three double glazed windows to side overlooking the garden, radiator, sliding door to:

UTILITY AREA

Plumbing for washing machine, wall cupboard and shelving, double glazed door to garden, door to:

SHOWER ROOM

Tiled shower enclosure, low level WC, wall hung wash basin, tiled walls, extractor fan, wall mounted heater.

CONSERVATORY

Of UPVC and double glazed construction above a brick built base and beneath a pitched polycarbonate roof, tiled floor, electric heater, windows to three sides and double glazed sliding patio doors opening to the garden.

FIRST FLOOR LANDING

Access to loft space, double glazed window to front, doors to:

BEDROOM

Bay with double glazed bay windows to front, coved ceiling, radiator.

BEDROOM

Bay with double glazed windows to front coved ceiling, built in cupboard, radiator.

BEDROOM

Double glazed window to rear, picture rail, built in cupboard, radiator.

CLOAKROOM

Low-level WC, double glazed window to rear.

BEDROOM/STUDY

Built-in low-level cupboard with shelving over, coved ceiling, double glazed window to rear, door to:

BATHROOM

With steps down, panelled bath with mixer tap and handheld shower attachment, pedestal wash basin, built-in cupboard housing the gas boiler and the factory lagged hot water cylinder, obscure double glazed window to side, shelved storage cupboard, access to loft space, radiator, door to:

INNER LANDING

Built- in shelved linen cupboard, staircase down to Kitchen, door to:





BEDROOM

Built in cupboard, double glaze window to side.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low rendered wall and entered via a wrought iron gate which opens to an original encaustic tiled pathway in a geometric design leading to the front door and running to the left and right through the garden, encompassed by a rope twist border. A pair of painted stone urns flank the pathway to the front door, and the remainder of the garden is occupied by borders planted with a variety of shrubs, herbaceous, and other plants, including roses, laurel, hebe, euonymus, cordyline and spirea amongst others. Side access can be gained to the:

REAR GARDEN

The garden to the rear of the property enjoys a westerly aspect and is largely enclosed by brick and ragstone walls. The garden has been paved for ease of maintenance with various raised beds planted with a variety of shrubs, herbaceous and other plants including bay, holly, cordyline, choisya, spirea and hypericum amongst others. Within the garden is a brick built store with a slate roof, personal door and window to front and adjoining the house is a further workshop which is supplied with power and lighting, has a pitched slate roof and is entered via a separate lobby which also accesses an outside WC with low level WC.

EPC Rating D

COUNCIL TAX

Band E approx. £2944.46 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

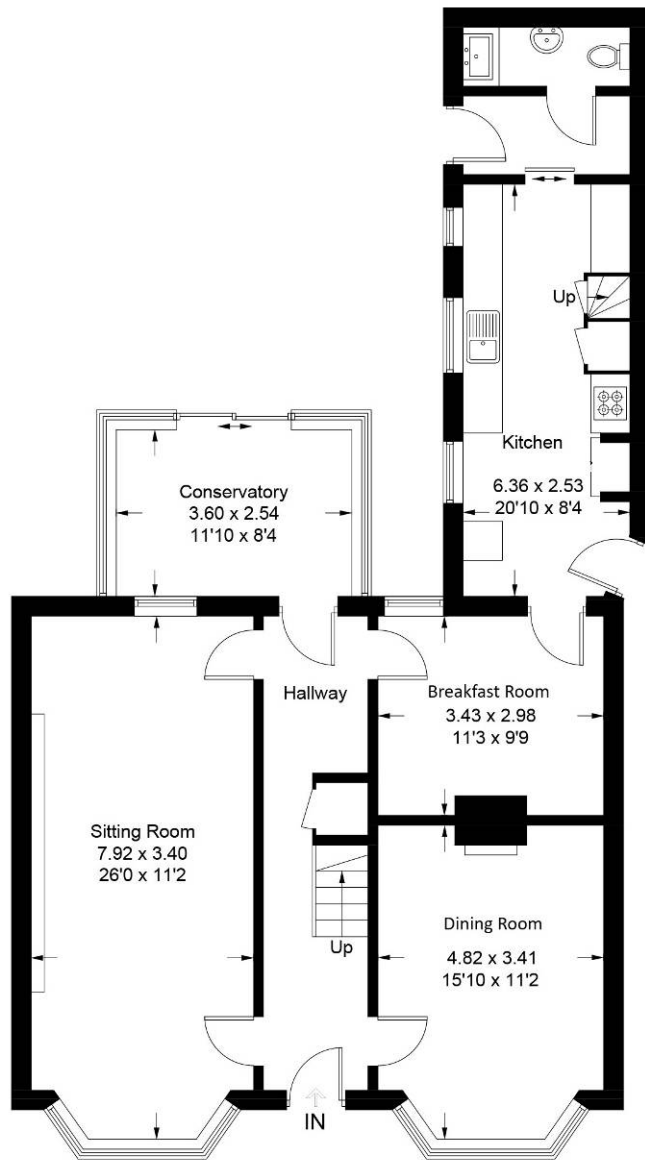


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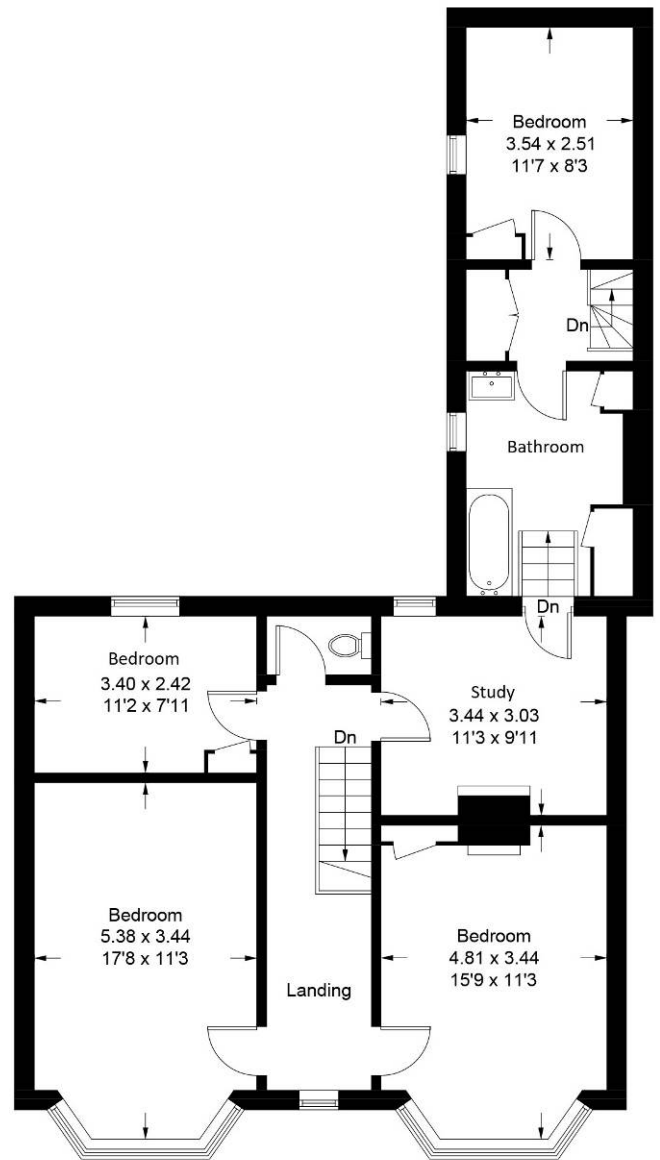


Malvern Villas, Hythe, CT21

Approximate Gross Internal Area = 189.8 sq m / 2043 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1258549)