



7 Ormonde Road Hythe Kent CT21 6DN
OIEO £600,000

colebrooksturrock.com





7 Ormonde Road

Hythe Kent CT21 6DN

An impeccably presented period house in a prime location a few hundred meters from the seafront.

Situation

Situated in a particularly popular, well established location on level ground moments from the seafront and a short level walk from Hythe's busy high street, with its range of interesting shops, boutiques, cafes and restaurants, and several supermarkets.

High Speed rail links to London St Pancras are available in under an hour via nearby Sandling and Folkestone West train stations.

The M20 motorway provides links to the remainder of Kent and Eurotunnel in Cheriton offers connections to France and the Continent.

The Property

A handsome three-bedroom Victorian home enjoying a wealth of original character whilst benefiting from modern open plan living.

The house has been much improved and offers light and airy accommodation with tall ceilings, deep skirtings, large windows and a modern roof light flooding the house with sunshine. Walnut plank style flooring runs throughout the ground floor living area. Plantation shutters are fitted throughout.

The large entrance hall connects to the well-proportioned reception rooms recently opened out to create a spectacular open plan living space flowing directly through to a modern fitted kitchen with a natural stone tiled floor. There is a large glass roof light and bifold doors to the garden.

The kitchen has a large island, a range of modern units and integral appliances with Oroko wooden worktops.

The lounge has a Morso wood burner and contemporary anthracite vertical radiators.

The first floor is approached by an elegant staircase, leading to a spacious landing, where there are two bedrooms and a modern fitted shower room.

Moving further up to the second floor of this elegant home you are greeted with a spacious master suite complete with an open luxury bathroom comprising of a free-standing oval bath and a separate large shower.

Outside

The front property is set behind period railings and Victorian style tiled path.

The low maintenance rear garden has paved natural stone patio above which is an electric awning creating a lovely place for morning coffee in the summer. The garden has a sunny deck area, raised central beds filled with Agapanthus and other mature Mediterranean style planting and benefits from a shed, separate log store and side pedestrian access.

Services

We understand all main services are available.

Local Authority

Folkestone and Hythe District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.



To view this property call Colebrook Sturrock on **01303 260666**

7 Ormonde Road, Hythe

Tenure

Freehold

EPC Rating: C

Current Council Tax Band: D

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



Ground Floor - 63.5 sq m / 683 sq ft

First Floor - 42.3 sq m / 455 sq ft

Second Floor - 42.3 sq m / 455 sq ft

Approximate Gross Internal Area = 148.1 sq m / 1593 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID833504)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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