



2 London Road Hythe CT21 4DF
Guide £635,000

colebrooksturrock.com





2 London Road

Hythe Kent CT21 4DF

Charming elegance and convenience entwine in this handsome detached house, nestled amidst attractive gardens, just moments from the town centre.

Situation

Enjoying a delightful position set back from the London Road on the lower hillside of Hythe, close to the Royal Military canal and Hythe high street with its many restaurants, shops and the unspoilt seafront beyond.

Four supermarkets, including well-known names like Waitrose and Sainsbury's, cater to the practical needs of residents, ensuring convenience and choice.

Commuting services are excellent, if required, with High Speed rail links to London St Pancras on HS1 in under an hour available from nearby Folkestone West station or Sandling. The Channel Tunnel with Eurostar services is available from Cheriton.

The Property

No 2 London Road presents as a distinguished detached house nestled amidst enchanting gardens, gracefully set back from the road. Having been owned by the current family since 1990, this residence was thoughtfully transformed from two apartments into a captivating space offering ample accommodation for families.

Stepping inside, you are welcomed by a generously proportioned reception hall and stairwell, adorned with engineered oak flooring that seamlessly flows through to the open plan living room and dining area. A feature bay window to the front bathes the space in natural light while a charming wood-burning stove adds warmth and character. French doors lead to a serene back garden, and additional patio doors unveil a delightful conservatory boasting underfloor heating and a pitched clear

glass ceiling, making it a perfect sanctuary to relax. The kitchen, adorned with matching wall and base units, showcases granite work surfaces, complemented by an alcove housing a Range cooker, all while providing convenient access to the garden. Completing the ground floor is a practical cloakroom and washbasin tucked under the stairs.

Ascending to the first floor, three spacious bedrooms await, each exuding comfort and charm. The grand bathroom suite impresses with its generous proportions, featuring a separate walk-in shower cubicle, and tiled surround and floor.

Outside

Set back from the road in an elevated position, the property has a wrap around landscaped garden with low retaining ragstone wall capped with timber panel fencing and selection of planting set within timber sleepers.

Double gates and a gently sloping sandstone paved pathway leads to the front and side, with timber decking and steps to an impressive enclosed and private rear garden with a combination of close panel fencing, mature trees and planting to boundaries.

A raised patio terrace lies to the back of the house and a gently sloping lawn includes further decking and a timber cabin, ideal as a home office, with power and lighting connected, double glazed windows and doors.





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

Clyst Hydon, 2 London Road, Hythe

Current Council Tax Band: D

EPC Rating: E

Services

We understand all main services are connected.

Local Authority

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

Tenure

Freehold

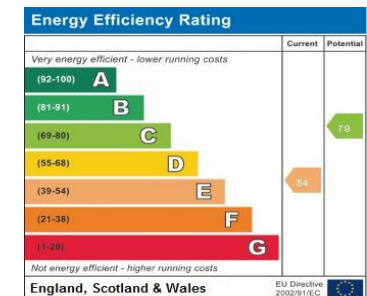
Agents Note

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.



Approximate Gross Internal Area = 150.0 sq m / 1614 sq ft
 Outbuildings = 23.3 sq m / 251 sq ft
 Total = 173.3 sq m / 1865 sq ft

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. (ID996201)



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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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