



30 Palmarsh Avenue Hythe Kent CT21 6NT
Guide £385,000

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30 Palmarsh Avenue

Hythe Kent CT21 6NT

An attractive three bedroom semi detached house in a popular tree lined location.

Situation

Located on a sought-after tree-lined avenue near a primary school, this home sits peacefully off the main road in a quiet crescent with vehicle access. Close to Hythe, which offers a variety of shops, boutiques, restaurants, and supermarkets including Aldi, Sainsbury's, and Waitrose, along with excellent sports and leisure facilities. The unspoilt seafront and scenic Royal Military Canal are nearby, ideal for relaxing walks.

High-speed rail from Folkestone West and Central stations reaches London St Pancras in under an hour. The M20 and Eurotunnel at Cheriton provide easy access to Kent and mainland Europe.

The Property

The property offers well-presented, comfortable accommodation, benefitting from newly installed double-glazed windows and doors, along with a gas central heating system.

A welcoming entrance hall provides access to all rooms, including a spacious lounge/dining room, divided by an arch and featuring an attractive bay window overlooking the pretty front garden and mature treed outlook. Double doors from the dining area lead to a generously sized kitchen/breakfast room, fitted with matching shaker-style cabinets, roll-top work surfaces, and garden views.

The ground floor also includes a third bedroom and a shower room/WC.

Upstairs, a landing with loft access leads to two double bedrooms, the rear bedroom having lovely hillside views.

Outside

The front garden has a wide drive and turning area, privet hedge, flower borders and a leafy green front aspect.

There is side access and also a detached single garage with personal door into the rear garden.

The rear garden is delightful with hillside views and immediately behind the house is a large paved patio area which extends the width of the house and a long lawn with wide perimeter flower borders, small ornamental trees, and mature flowering shrubs. Outside water tap. There is outside storage immediately behind the garage, pretty summer house and further shed to the rear garden boundary.

Services

We understand all main services are installed.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: D

Agents Note

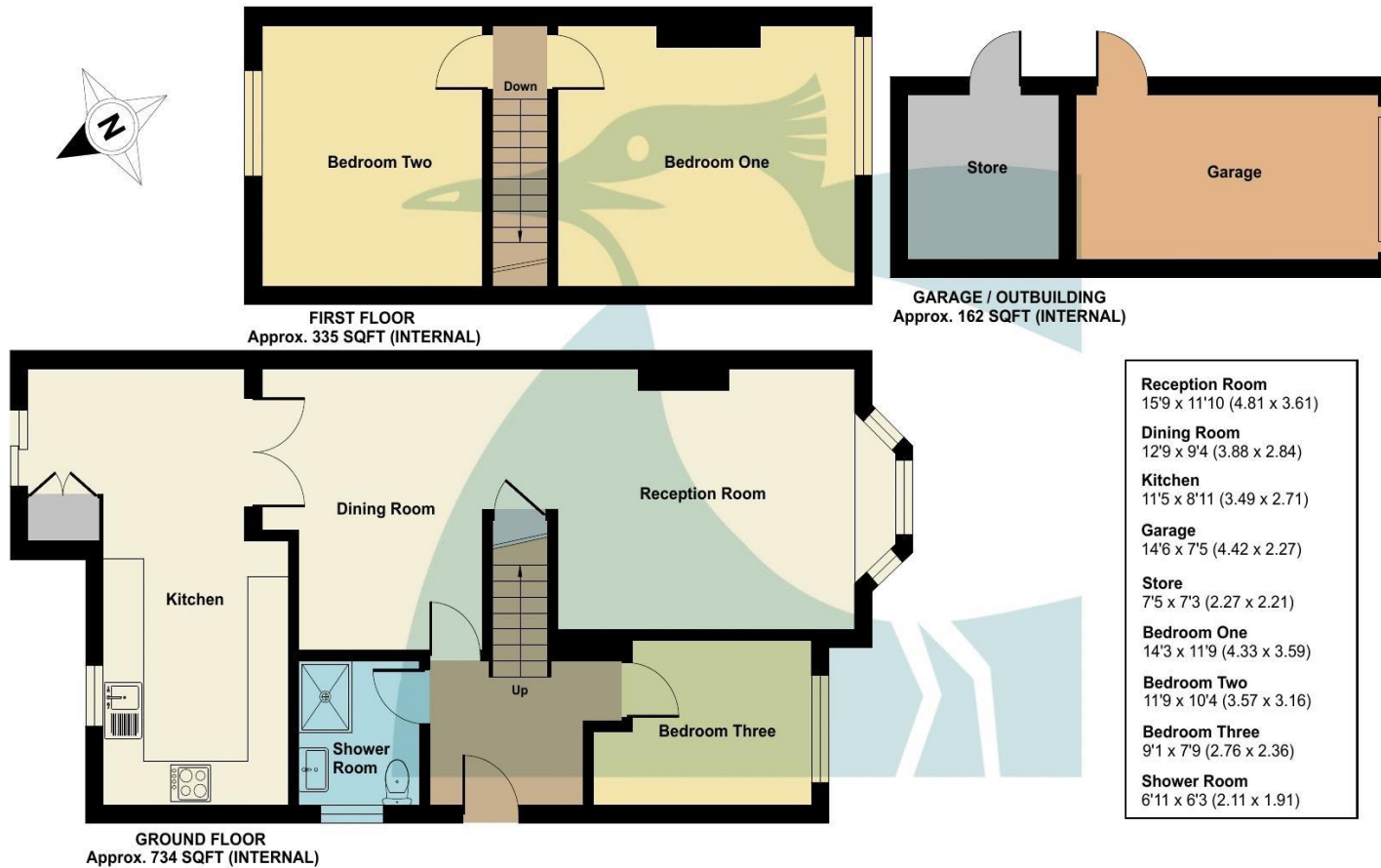
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Total Approximate Area = 1177 sq ft / 109.3 sq m (includes garage & excludes outbuilding)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīcheom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1282358

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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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