



31 Albert Road Hythe Kent CT21 6BT
Offers in excess of £450,000

colebrooksturrock.com





31 Albert Road

Hythe Kent CT21 6BT

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 in Hythe's "Golden Triangle" 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. The Royal Military Canal is also nearby, offering scenic walks and the chance to enjoy the natural environment.

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

This beautifully refurbished home blends modern living with period charm across three floors.

The ground floor has a small entrance hall and a spacious extended kitchen/dining room with granite work tops, excellent storage, and integrated appliances including a fridge/freezer, dishwasher, wine cooler, washing machine, and Rangemaster oven. A lantern roof light and double aspect windows fill the room with natural light, and a rear door opens to the garden. At the front the sitting room features three double glazed windows and a cosy log burner.

Upstairs, the master bedroom offers wall-to-wall wardrobes and three front facing windows. The stylish luxury bathroom includes a double ended bath, vanity basin, WC, and walk-in shower, plus a cupboard housing the boiler and cylinder. A separate WC is on the landing.

The top floor has two attractive double bedrooms and loft access via a fitted ladder.

Outside

The rear garden has been thoughtfully landscaped featuring a neat lawn and a decked area ideal for outdoor entertaining. A large garden shed provides excellent storage at the rear boundary.

There is convenient side access to the front of the property, along with a gate allowing right of way for the neighbouring property.

Services

We understand all main services are installed.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: C

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**

Albert Road, Hythe, CT21

Approximate Gross Internal Area
 Ground Floor = 39.2 sq m / 422 sq ft
 First Floor = 28.1 sq m / 302 sq ft
 Second Floor = 27.0 sq m / 291 sq ft
 Total = 94.3 sq m / 1015 sq ft

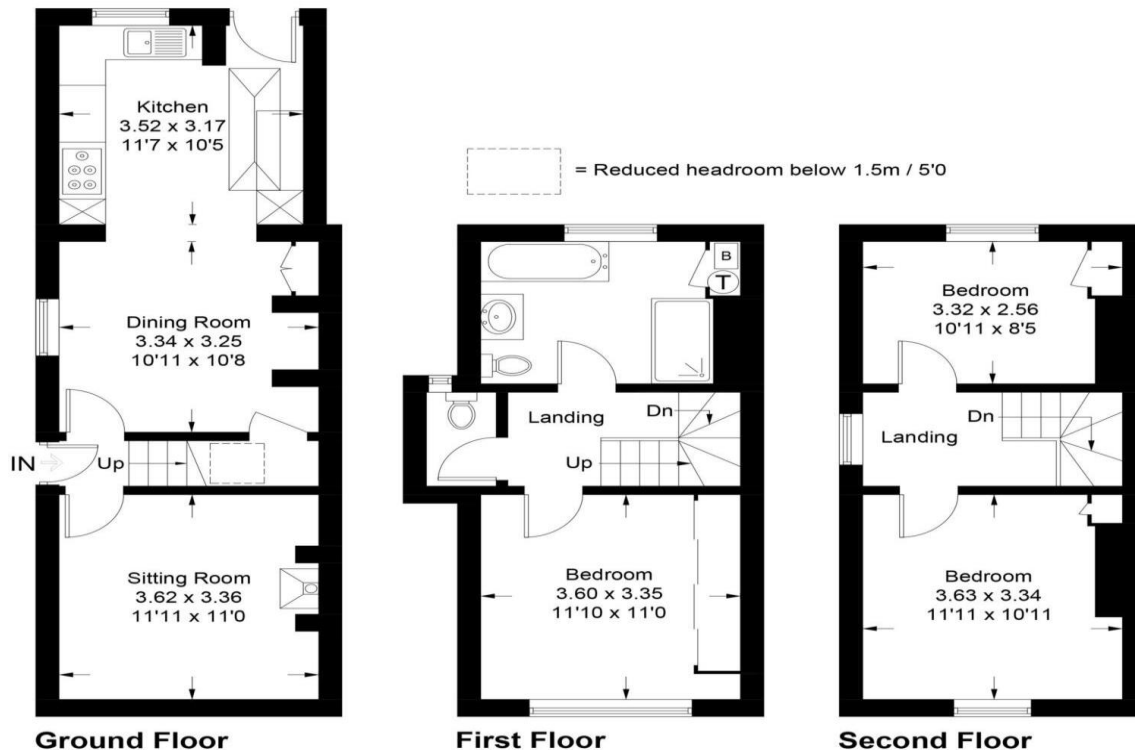


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1047835)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 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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