



49 High Street, Hythe, Kent CT21 5AD



**102 DYMCHURCH ROAD
HYTHE**

**£250,000 Freehold
NO ONWARD CHAIN**

This two bedroom mid terraced family house enjoys comfortable accommodation with a sitting room, kitchen/dining room, two bedrooms, bathroom and a rear garden. The property is well positioned for access to bus stops and is within reasonable walking distance of the town centre. EPC tbc.



www.lawrenceandco.co.uk

Tel: 01303 266022

email: findahome@lawrenceandco.co.uk

**102 Dymchurch Road
Hythe
CT21 6LH**

**Entrance Vestibule, Sitting Room, Kitchen/Dining Room,
Two Bedrooms, Bathroom,
Rear Garden**

DESCRIPTION

This mid terraced family house forms part of a terrace of similarly appealing properties on the western side of the town. The property enjoys accommodation of comfortable proportions including an entrance vestibule, sitting room and a kitchen/dining room. There are two bedrooms and a bathroom on the first floor. The property would now benefit from some general updating but does offer the potential to provide a particularly comfortable home.

The garden to the rear is well enclosed and enjoys a pleasing open backdrop over The Romney Hythe and Dymchurch Railway and towards the Royal Military Canal.

SITUATION

The property is conveniently situated on Dymchurch Road, within reasonable walking distance of the town centre with its 4 supermarkets (including Waitrose, Aldi & Sainsburys), range of independent shops and restaurants, doctors surgeries, dentists etc. The Royal Military Canal is nearby with pleasant towpath walks and cycle path and the attractive, unspoilt seafront and long pebbly beach is also accessible. There is a wide variety of sporting and leisure facilities in the area, including the Hotel Imperial Leisure Centre, cricket and lawn tennis clubs, 2 golf courses, sailing club, etc. There are many clubs and societies within the town that welcome new members, and a monthly farmers market.

There are bus stops close by with local services to Folkestone, Ashford, Romney Marsh, etc. and Hythe is very conveniently located for easy access to the M20 (Junction 11 - 4 miles), Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (11 miles). Sandling main line railway station, approximately 2½ miles away on the outskirts of Saltwood, offers regular commuter services to London and High Speed trains to London St Pancras are available from Folkestone and Ashford.



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a UPVC and obscured leaded light and stained glass front door with double glazed fan light above, staircase to first floor, door to:

SITTING ROOM

Gas fire set within a timber surround, access to deep understairs storage cupboard, double glazed window to front, radiator, door to:

KITCHEN/DINING ROOM

Range of base cupboard and drawer units with recess and plumbing for washing machine, roll top work surfaces inset with stainless steel sink and drainer with mixer tap, tiled splash back, range of coordinating wall cupboards, breakfast bar with space for various appliances beneath, freestanding electric stove, wall-mounted gas-fired boiler, two double glazed windows to rear and double glazed door opening to and overlooking the rear garden, radiator.

FIRST FLOOR LANDING

Access to loft space, doors to:

BEDROOM

Double glazed window to front, radiator.

BEDROOM

Double glazed window to rear enjoying views towards the Royal Military Canal, attractive painted cast iron fireplace surround, radiator.

BATHROOM

Panelled bath set within a tiled surround and fitted with mixer tap with handheld shower attachment, low-level WC, pedestal wash basin, mirrored wall cabinet, obscured double-glazed window to rear, radiator, heated towel rail.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low wall and is entered via a picket style gate opening to a pathway leading to the front door.

REAR GARDEN

Directly to the rear of the property is a decked terrace and spanning the width of the house is a pathway providing a right of access for the neighbouring property across the back of 102 and 104 Dymchurch Road returning to the road, a right away which is also beneficial to 102. From the decked terrace a flight of steps lead down to the garden which is laid extensively to lawn, enclosed by timber-panelled fencing, in part topped by trellis. Integral to the house is an outdoor WC.

EPC Rating tbc

COUNCIL TAX

Band B approx. £1873.76(2024/25)
Folkestone & Hythe District Council.

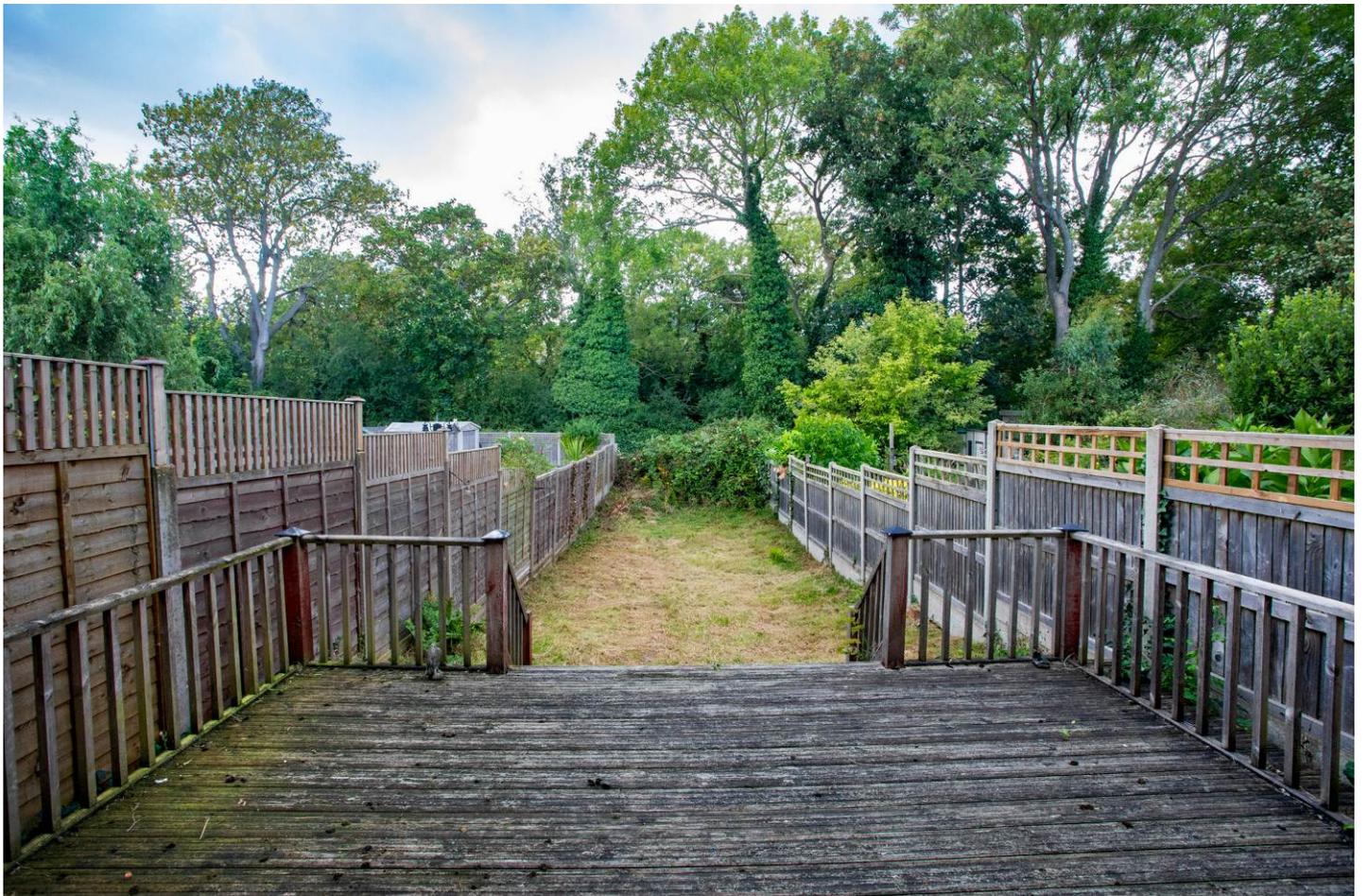
VIEWING

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

Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.





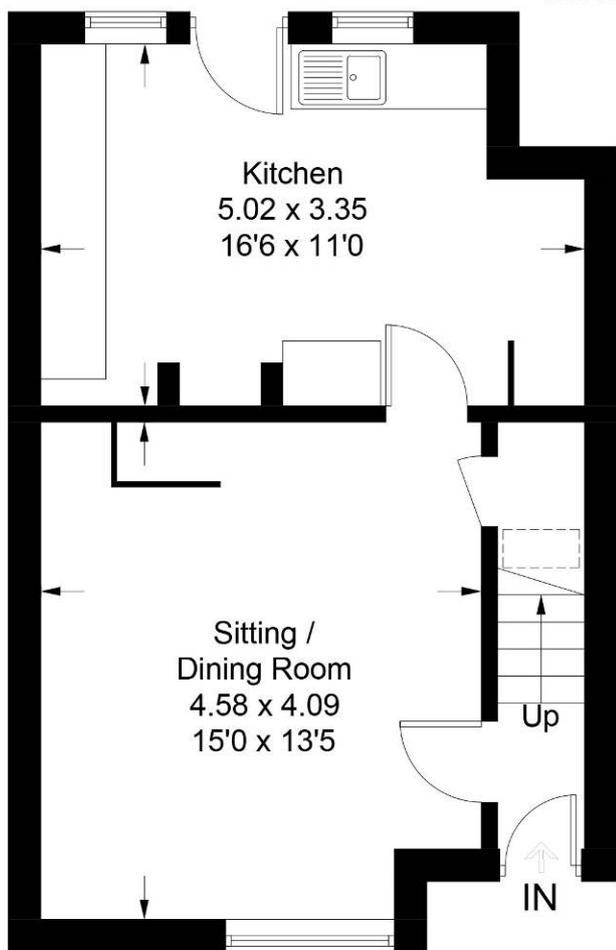


Dymchurch Road, Hythe, CT21

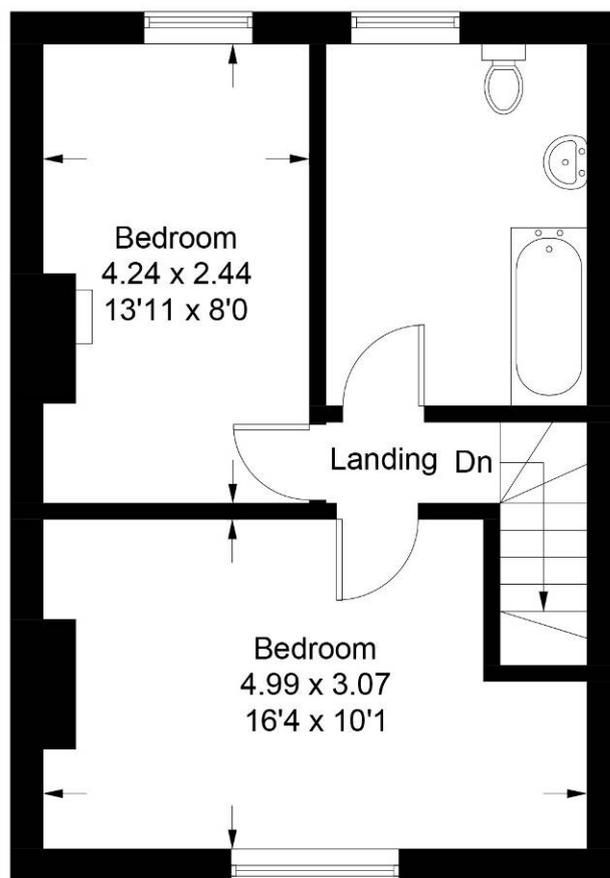
Approximate Gross Internal Area
Ground Floor = 38.5 sq m / 414 sq ft
First Floor = 37.2 sq m / 400 sq ft
Total = 75.7 sq m / 814 sq ft



= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1237494)