



49 High Street, Hythe, Kent CT21 5AD



**21 ORMONDE ROAD,
HYTHE**

**£425,000 Freehold
NO ONWARD CHAIN**

In a prime location, moments from the seafront, this stunning period property has been extensively renovated and is now impeccably presented throughout. Sitting room open plan to the dining room, kitchen, utility and cloakroom, 2 bedrooms, bathroom, attic room. Garden. Sold with the benefit of no chain. EPC C



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21 Ormonde Road, Hythe CT21 6DN

Sitting Room open plan to Dining Room, Kitchen, Utility Room, Cloakroom, Two Bedrooms, Bathroom, Gardens to Front and Rear

DESCRIPTION

In a prime location, moments from the beach, this stunning period home has been the subject of an extensive renovation with meticulous attention having been paid to every detail. The result is impressive, a period property with all of the comforts one would expect from a modern home including high levels of insulation resulting in an EPC rating of C. The property enjoys a smart contemporary finish throughout.

The very comfortably proportioned accommodation comprises a generous sitting room with cosy wood burning stove and wooden flooring which flows through to the dining room which in turn is open plan to the smartly fitted, well equipped kitchen. There is also a separate utility room and a cloakroom. On the first floor there are two double bedrooms and a beautiful bathroom. In addition there is a very useful attic room utilised by the current owner as an occasional bedroom.

The garden to the rear has been designed for ease of maintenance being largely paved in natural stone and incorporating a generous shed. There is also rear access.

SITUATION

Ormonde Road is a particularly sought after residential location, on level ground, to the south of the Royal Military Canal, moments from the seafront and a short, level walk from the busy High Street with its range of independent shops, boutiques, cafes and restaurants. The town also benefits from having 4 supermarkets (including Waitrose, Aldi and Sainsburys). There is a selection of sports and leisure facilities in the vicinity, including tennis, bowls, water sports, cricket, bowls and squash clubs etc. as well as The Hotel Imperial Leisure Complex and two golf courses. The property is also in the catchment area for Hythe Bay Primary School and only a short walk from it. The larger town of Folkestone is 5 miles and the Cathedral City of Canterbury 15 miles.

The area is convenient for communication to London and the Continent with the M20 motorway (Junction 11) 2½ miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Saltwood just over 2 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West). (All distances are approximate).

The accommodation comprises:

SITTING ROOM

Entered via an oak door with obscured double glazed panel and double glazed fan light above, polished 18mm oak floorboards throughout, exposed brick chimney breast encompassing a wood-burning stove over a

slate hearth, recessed lighting, bay with double glazed windows fitted with folding plantation style shutters to front, radiator, open plan to:



DINING ROOM

Former fireplace recess with slate hearth, recessed lighting, staircase to first floor with polished pine moulded handrails, square chamfered banister rails and terminating in a coordinating newel post, access to understairs storage cupboard, double glazed window to rear looking through the utility room towards the garden beyond, radiator, open plan with step down to:

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated electric oven, square edged woodblock work surfaces inset with four burner gas hob with tiled splashback, range of coordinating wall cupboards one of which houses the wall-mounted gas-fired boiler, polished granite flooring, coved ceiling, recessed lighting, double glazed window to rear overlooking the garden, double glazed window and door to:

UTILITY ROOM

Space and plumbing for washing machine, wall hung cupboard, double glazed roof light, polished granite flooring, radiator, oak stable door opening to and overlooking the rear garden, door to:

CLOAKROOM

Close coupled W.C., corner wash basin with tiled splashback, polished granite flooring, recessed lighting, obscured double glazed window to rear.

FIRST FLOOR LANDING

Split level, stairs to second floor, doors to:

BEDROOM

Pair of double glazed windows to front, original painted cast iron fireplace, access to deep under stairs cupboard, radiator.

BEDROOM

Double glazed window to rear, original cast iron painted fireplace surround, radiator.

BATHROOM

Oval double ended bath, low level WC, tiled shower enclosure with thermostatically rain head shower and separate handheld attachment, pedestal wash basin, heated ladder towel rail, tiled walls, tiled floor, recessed lighting.

SECOND FLOOR

ATTIC ROOM

Velux window, access to eaves storage, radiator, recessed lighting.

OUTSIDE

FRONT GARDEN

The garden to the front of the property sits behind a mature privet hedge and houses a substantial timber framed storage shed with a pathway leading to the front door.

REAR GARDEN

The garden to the rear of the property is well enclosed by a combination of timber panelled fencing and brick built walls and is largely paved in natural stone for ease of maintenance. There is a raised bed contained by sleepers to the right and to the far end of the garden is a substantial timber framed storage shed. A gate opens to an accessway through the garden of the adjacent property returning to Ormonde Road.

EPC Rating Band C

COUNCIL TAX

Band C approx. £2,141.43 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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



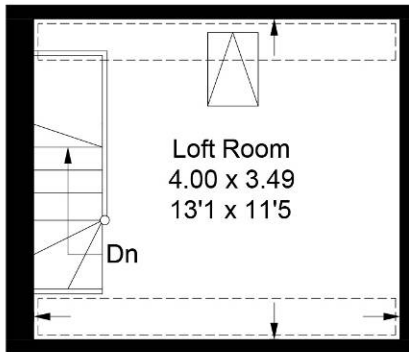




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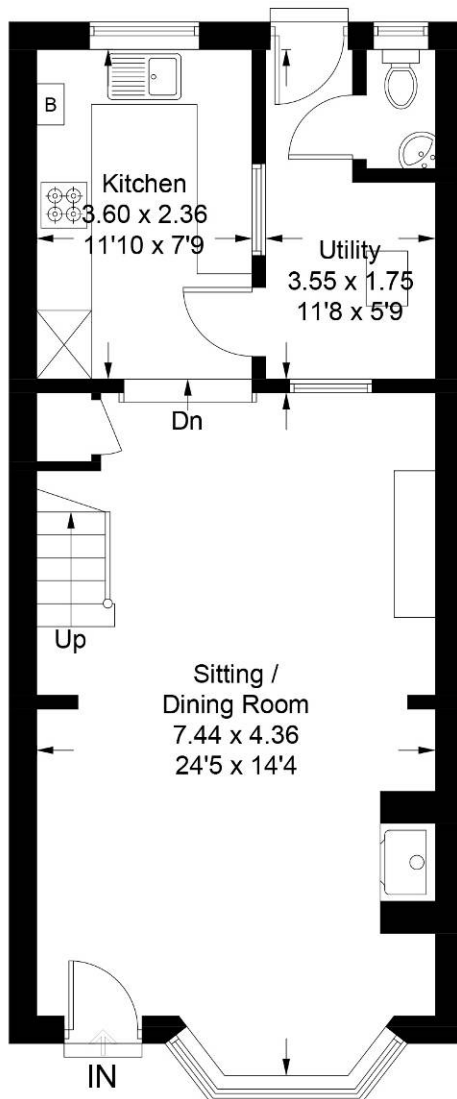
Ormonde Road, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 47.3 sq m / 509 sq ft
First Floor = 38.4 sq m / 413 sq ft
Second Floor = 14.0 sq m / 151 sq ft
Total = 99.7 sq m / 1073 sq ft

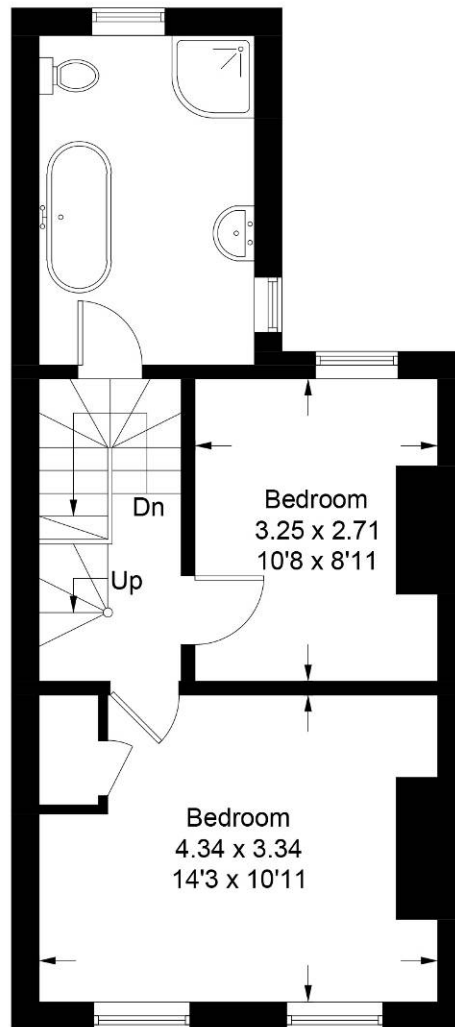


Second Floor

= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

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