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49 High Street, Hythe, Kent CT21 5AD



29D ALBERT ROAD HYTHE

£399,950 Freehold

This semi-detached chalet house enjoys a prime central location, moments from the beach. It is deceptively spacious and offers beautifully presented accommodation comprising a generous kitchen/dining room, sitting room, shower room, two double bedrooms and a cloakroom. Secluded garden, garage and parking.



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**29D Albert Road
Hythe
CT21 6BT**

**Entrance Hall, Sitting Room, Kitchen/Dining Room, Shower Room,
Two Bedrooms, Cloakroom
Off Road Parking, Garage, Front & Rear Gardens**

DESCRIPTION

This attractive semi-detached chalet house has been the subject of an extensive programme of alteration and refurbishment. The result is superb with deceptively spacious, versatile accommodation and is beautifully presented throughout. This includes a welcoming entrance hall leading to a stunning kitchen/dining room. From the dining area the sliding doors flood the room with light and unites the space with the garden. There is also a sitting room with a wood burning stove and a ground floor shower room. The first floor comprises two double bedrooms and a cloakroom.

The delightfully secluded garden is a particularly attractive feature of the property and incorporates a pleasant decked terrace, the ideal spot for alfresco dining. There is a driveway providing off road parking and access to the garage.

SITUATION

Albert Road is a particularly sought-after residential location, on level ground, to the south of the Royal Military Canal, moments from the seafront (where one can dine alfresco at Griggs Of Hythe on Fisherman s Beach or in style at The Hythe Bay Seafood Restaurant) 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 a short walk from Hythe Bay Primary School with other educational facilities nearby and boys and girls grammar schools in Folkestone. 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:

ENTRANCE PORCH

Entered via a uPVC and obscure double glazed door with obscure double glazed panels to either side, tiled floor, uPVC and double glazed door:-

ENTRANCE HALL

Wood effect porcelain floor tiles, doors to shower room and sitting room, open through to:-

KITCHEN/DINING ROOM

Well fitted with a contemporary range of base cupboards and draw units incorporating integrated Zanussi slimline dishwasher, square edged smoked oak worktop inset with a ceramic sink with drainer unit and mixer tap, coordinating upstands, Bosch induction hob with extractor hood above, tiled splashbacks, coordinating wall cupboards, further bank of cupboards incorporating eye level integrated Zanussi double oven and integrated fridge and freezer, coordinating breakfast bar with cupboards under and to side, coved ceiling, recessed lighting, sliding double glazed patio doors giving access to and overlooking the rear garden, double glazed window to side, wood effect porcelain floor tiles radiator.

SITTING ROOM

Double glazed bay window to front fitted with plantation style shutters, fireplace recess housing woodburning stove, coved ceiling, stairs to first floor with glazed balustrade, door to understairs storage cupboard, double glazed window to side fitted with plantation style shutters, room contemporary vertical radiator.

SHOWER ROOM

Well fitted with a contemporary suite comprising tiled shower enclosure with thermostatically controlled shower and handheld attachment, wash basin with mixer tap and with worktop to side and vanity cupboards below, low level WC, tiled floor, part tiled walls, heated towel rail, obscure glazed window to side.

FIRST FLOOR LANDING

Access to loft space, double glazed window to side fitted with plantation style shutters, doors to:-

BEDROOM

Fitted wardrobe cupboards, double glazed window to front fitted with plantation style shutters, access to eaves storage, radiator.

BEDROOM

Fitted wardrobe cupboards, access to eaves storage, double glazed window overlooking the rear garden, radiator.

CLOAKROOM

Low-level WC, wash basin with vanity cupboard below, double glass window to side, localised tiling, radiator.



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OUTSIDE

FRONT GARDEN

The front of the property is set behind a low brick wall with raised lawn and central flowerbed and backed by well-stocked borders directly to the front of the property is a paved area, a driveway provides parking for several vehicles and gives access to the garage.

REAR GARDEN

Directly to the rear of the property is a timber decked patio area, the remainder of the garden is mainly laid to lawn, well

stocked borders planted with a variety of shrubs, herbaceous and other plants, outside light, outside tap.

GARAGE

Pair of doors to front, power and light, personal door to side, window to rear.

COUNCIL TAX

Band C approx. £1809.97 (2021/22)
Folkestone & Hythe District Council.

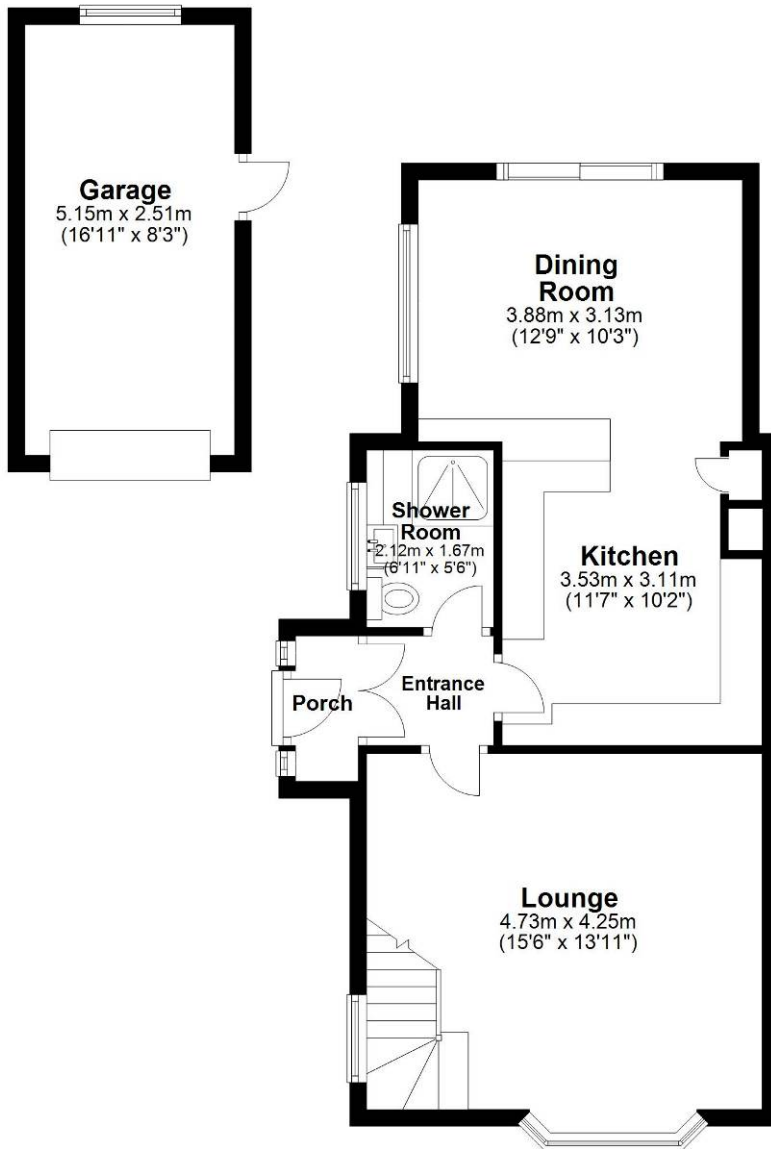
VIEWING

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



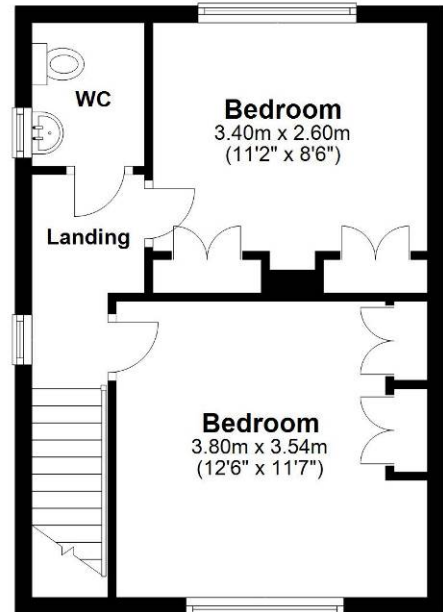
Ground Floor

Approx. 64.7 sq. metres (696.8 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.0 sq. feet)



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