

49 High Street, Hythe, Kent CT21 5AD



**19 COBDEN ROAD,
HYTHE**

£425,000 Freehold

An attractive period house situated in a sought after location moments from the beach and a short stroll from the town centre, offering comfortable three bedroom, two reception accommodation together with fitted kitchen, shower room and a useful attic room. Rear garden. EPC D.



19 Cobden Road Hythe CT21 6EY

**Entrance Vestibule, Entrance Hall, Sitting Room,
Dining Room, Kitchen
3 Bedrooms, Shower Room, Attic Room
Front & Rear Gardens**

DESCRIPTION

Forming one of a terrace of four in a street of similarly attractive properties, this pretty period house offers bright and airy, comfortably proportioned accommodation with some lovely original features and includes an entrance hall, sitting room, dining room with wood burning stove, smart fitted kitchen overlooking the garden, three bedrooms and a shower room. There is also a useful attic room.

The sunny rear garden provides a pleasant space for alfresco dining and there is readily available on-street parking to the front of the house.

SITUATION

Cobden Road is a particularly sought after residential location, a no-through road, on level ground situated 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 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) approximately 53 minutes.
(All distances are approximate.)

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a timber panelled and obscure glazed door with glazed fanlight above opening to:

ENTRANCE HALL

Wall light point, coved ceiling, radiator

concealed by decorative cover, staircase to first floor, doors to:

SITTING ROOM

Attractive cast iron fireplace surround with tiled insert, coved ceiling, bay window to front fitted with plantation style shutters, radiator.



DINING ROOM

Fireplace opening set beneath a brick arch and incorporating a free-standing wood burning stove above a brick built hearth, low level cupboard to side, wall light point, coved ceiling, access to understairs storage cupboard, window to rear overlooking the garden, radiator, doo to:-

KITCHEN

Well fitted with a range of base cupboards and drawers units incorporating recess and plumbing for washing machine and tumble dryer, integrated Slimline dishwasher, square edged wood block work surfaces incorporating under mounted Butlers sink with mixer tap, space for freestanding Range Style cooker with extractor hood above, tiled splashback's, coordinating wall cupboards, further bank of full height storage cupboards, stone tiled floor, window to rear overlooking the rear garden, door to garden, coved ceiling.

FIRST FLOOR LANDING

Staircase to attic room, radiator, doors to:

BEDROOM 1

Range of fitted wardrobe cupboards, pair of double glazed windows to front fitted with plantation style shutters, radiator, coved ceiling.

BEDROOM 2

Coved ceiling, window to rear overlooking the garden, radiator.

BEDROOM 3

Window to rear, radiator.

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled rainhead shower and separate hand held attachment, low level wc, square

wash basin set on to marble top with cupboard below, tiled floor, part tiled walls, obscure glazed window to side, heated ladder rack towel rail.

ATTIC ROOM

Access to eaves storage areas, double glazed Velux windows to front and rear.

OUTSIDE

Front garden

The garden to the front of the property is set behind a low wall and has been topped in stone chippings for ease of maintenance with a pathway leading to the front door.

Rear garden

The garden to the rear of the property is enclosed by a combination of brick built walls and fencing, predominantly laid to lawn, with a pathway leading through the garden to where there is a timber framed summerhouse. Outside tap

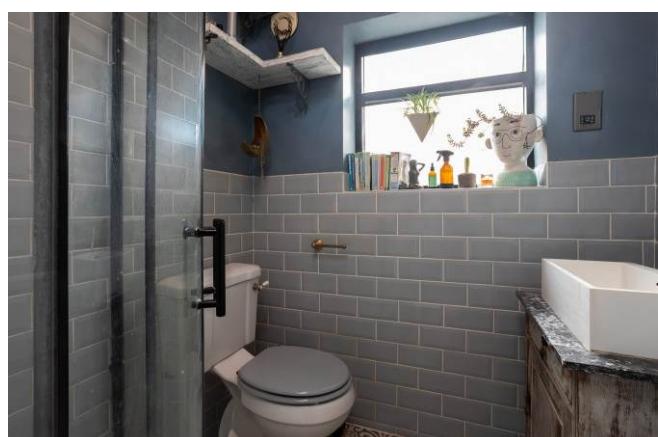
NB. A gate gives rear pedestrian access across the neighbouring property.

COUNCIL TAX

Band C approx £2141.43 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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



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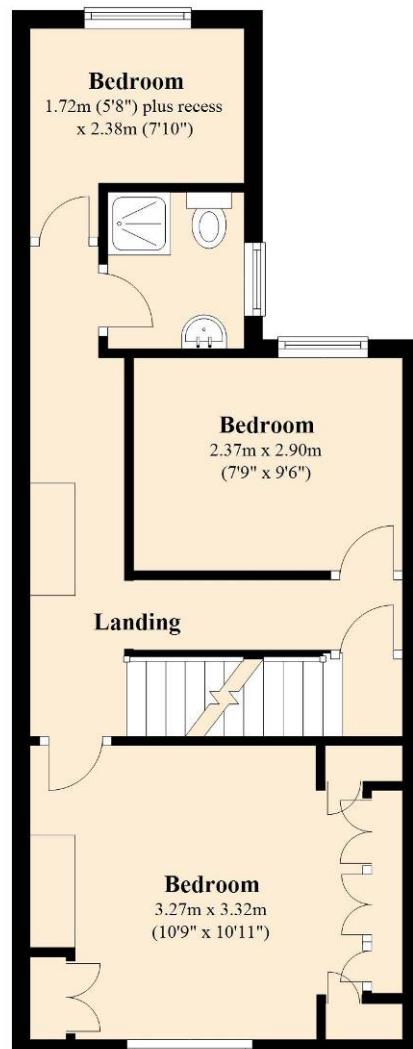
Ground Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



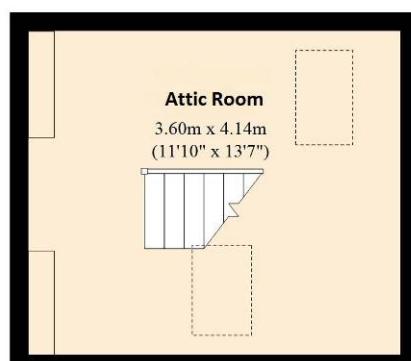
First Floor

Approx. 40.0 sq. metres (430.3 sq. feet)



Second Floor

Approx. 14.9 sq. metres (160.7 sq. feet)



Total area: approx. 95.3 sq. metres (1025.4 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.

Plan produced using PlanUp.