



49 High Street, Hythe, Kent CT21 5AD



**102 HYTHE ROAD,
DYMCHURCH**

£785,000 Freehold

A unique detached chalet bungalow which could be utilised as a single family home or for multigenerational occupation. The property offers a total of two reception rooms, an open plan kitchen/dining/living space, second kitchen, 6 bedrooms (2 en-suites), 2 bathrooms. Garage, parking, gardens and outbuildings. EPC D



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102 Hythe Road, Dymchurch, Romney Marsh TN29 0TJ

Entrance Hall, Sitting Room, Kitchen/Dining/Living Space, Second Kitchen, Snug, Six Bedrooms (Two with En-Suites), Two Bathrooms, Outbuildings Including Double Garage and Garden Office

DESCRIPTION

This unique property offers a wonderful opportunity for those seeking a home by the sea and wishing to live alongside family but with your own privacy and a degree of separation. The property is currently occupied by a multigenerational family but could equally be used as one substantial family home.

The accommodation, which is of particularly comfortable proportions and is impeccably presented throughout, comprises a large open plan kitchen/dining/living space, a separate snug, four bedrooms (one with en-suite) and a bathroom in the main part of the house. The annexe comprises its own entrance hall leading to a generous sitting room, smartly fitted kitchen, two bedrooms (one with en-suite) and a bathroom. The two sides of the property are joined by an interconnecting door which, when opened, feels as if the property is one.

The property occupies a generous plot which backs directly onto the sea wall. To the front is an expansive driveway providing off road parking for a significant number of vehicles and access to the large detached garage. To the side and rear there are lovely gardens with beautifully paved terraces, expanses of lawn, a garden office, potting shed and summerhouse.

SITUATION

In a much coveted location on the edge of the popular seaside village of Dymchurch where it backs directly onto the sea wall and from where direct access to the long, sandy beach and miles of walks by the sea can be enjoyed. Dymchurch enjoys a variety of amenities including primary school, doctor's surgery, various local shops, cafes, public houses and a Tesco Express. There are many lovely country walks and rides in the surrounding picturesque Romney Marsh countryside and along the sea wall which stretches for miles. There is a bus stop nearby with regular services for the larger towns of Hythe and New Romney. Nearby New Romney has a greater variety of shopping facilities including a Sainsburys. Hythe, with its 4 supermarkets (including Waitrose), range of independent shops and restaurants, doctors' surgeries etc is approximately 4.5 miles distant. There is a wide variety of sporting and leisure facilities in the area including the Hotel Imperial Leisure Centre and golf course, sailing, cricket and lawn tennis clubs. There is a monthly farmers' market in Hythe and various clubs and societies that welcome new members.

The M20 (Junction 11) and the Channel Tunnel Terminal at Cheriton and are both only about 6 and 7 miles respectively, providing relatively easy access to both the Continent and London. (NB. All distances are approximate.)

The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect composite and obscured double glazed door, Amtico timber effect flooring, access to loft space via a

hatch fitted with loft ladder, contemporary column radiator, door giving access to storage cupboard, doors to:

SITTING ROOM

Amtico timber effect flooring, attractive brick built fireplace surround with oak overmantel and freestanding wood-burning stove above a brick hearth, wall light point, coved ceiling, bay with double glazed windows to rear overlooking the garden, contemporary column radiator, door to inner hallway.

KITCHEN

Well fitted with a comprehensive range of base, cupboard and drawer units incorporating space and plumbing for washing machine and dishwasher and integrated wine fridge with square-edged granite effect worktops, inset with one and a half bowl sink and drainer with mixer tap, tiled splashbacks, open wall shelving, wall-cupboard housing gas fired Potterton boiler, integrated eye-level double oven/combi microwave oven, coordinating island unit with granite effect worktop inset with four burner induction hob with stainless steel and illuminated extractor hood above, recessed lighting, double glazed casement doors opening to and overlooking the rear garden, contemporary column radiator.

BEDROOM

Dressing area with range of freestanding wardrobe cupboards, recessed lighting, double glazed casement doors with double glazed window to side opening to and overlooking the rear garden, contemporary column radiators, door to:

EN-SUITE SHOWER ROOM

Well fitted with a contemporary suite comprising shower enclosure with thermostatically controlled monsoon shower with separate handheld attachment, washbasin set on a worktop with vanity cupboards to side and below, low level WC with concealed cistern, recessed lighting, extractor fan, obscured double glazed window to front, heated ladder rack towel rail.

BEDROOM

Double glazed window to front, contemporary vertical column radiator.

BATHROOM

Panelled bath with mixer tap and separate Myra shower, low level WC, wash basin with mixer tap and vanity cupboard below, walls tiled to half height with the exception of the surround to the bath which is tiled to the ceiling, recessed lighting, extractor fan, obscured double glazed window to front, heated ladder rack towel rail.

INNER HALLWAY

Amtico timber effect flooring, access to understairs storage cupboard, staircase to first floor, double glazed window to rear overlooking the garden, contemporary column radiator, doors to:

OPEN PLAN KITCHEN, DINING, LIVING ROOM

A generous space spanning the full depth of the property with Amtico timber effect flooring throughout, the **kitchen area** with a comprehensive range of base cupboard and drawer units with kickboard lighting, space and provision for washing machine, tumble dryer and dishwasher, square edged granite effect worktops inset with four burner gas hob and one and a half bowl stainless steel sink and drainer with mixer tap, tiled splashbacks, coordinating wall cupboards with concealed lighting beneath, integrated fridge and freezer, integrated Samsung double oven/combi microwave oven, double glazed window to rear overlooking the garden, coved ceiling, recessed lighting, the **dining area** with double glazed casement doors with double glazed windows to either side opening to and overlooking the garden with a pleasant open aspect beyond and open plan to the **living space** with double glazed window to front, radiator.

SNUG

Former fireplace recess with timber bressummer beam, double glazed window to front, radiator.

BEDROOM

Built-in wardrobe cupboard, Amtico timber effect flooring, recessed lighting, double glazed window to front overlooking the garden, radiator.





BATHROOM

Well fitted with a contemporary suite comprising twin-ended jacuzzi bath with mixer tap and thermostatically controlled monsoon shower with separate handheld attachment and glazed shower screen, wash basin set into worktop with mixer tap, vanity cupboard below, low-level WC with concealed cistern, tiling to three walls, Amtico timber effect flooring, recessed lighting, extractor fan, obscured double glazed window to rear, heated ladder rack towel rail.

FIRST FLOOR LANDING

A generous space with access to loft space, double glazed Velux roof light to front, radiator, doors to bedrooms and:

CLOAKROOM

Low level WC, wash basin with mixer tap tiles splash back, mirrored vanity cupboard above and vanity cupboard below, recessed lighting, extractor fan, radiator.

BEDROOM

Door giving access to deep **walk-in wardrobe, cupboard** equipped with hanging rails and shelving, double glazed Velux roof lights to front and rear, to the rear enjoying an open aspect towards the sea wall, radiators, door to:

EN-SUITE SHOWER ROOM

Well fitted with a contemporary suite comprising walk-in shower enclosure with thermostatically controlled monsoon shower, wash basins set upon a worktop with vanity cupboard below, low-level WC with concealed cistern, double glazed Velux roof light to rear, recessed lighting, extractor fan, heated ladder rack towel rail.

BEDROOM

Double glazed Velux roof light to front, radiator.

BEDROOM

Double glazed Velux roof light to rear enjoying pleasant open aspect over the garden and towards the sea wall, radiator.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is entered via a five bar gate opening to a large shingled driveway providing off-road parking for a significant number of vehicles and access to the detached **DOUBLE GARAGE** which is of prefabricated construction and is supplied with power and light. There is an area of lawn and an attractively planted raised border stocked with a variety of shrubs and other plants. Side access to the:

REAR GARDEN

Which is arranged in two parts, the garden belonging to the two bedroom side of the property incorporates a terrace paved in natural stone extending to the remainder of the garden which is laid to lawn with an elevated decked terrace before the **potting shed** and adjacent timber framed **summerhouse**. There is an attractive water feature set beneath a timber-framed pergola and beds stocked with a variety of shrubs, herbaceous and other plants including flowering cherry, acer, lavenders and roses amongst others. A side pathway returns to the front of the house.

The garden used by the four-bedroom side of the house enjoys a generous terrace paved in natural stone to the side of the property which extends to the remainder of the garden which is laid extensively to lawn and is well enclosed by close boarded timber-panelled fencing. A pathway paved in the same natural material meanders through the garden and extends to a further terrace which approaches a purpose-built detached outbuilding which is lined and insulated and utilized by the current owners as a **home office**. This structure is also supplied with power and lighting.

EPC Rating Band D.

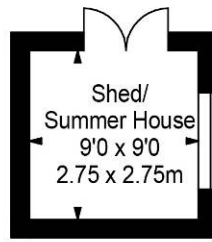
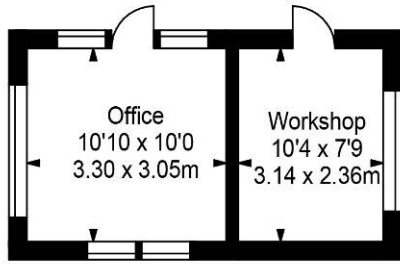
COUNCIL TAX Band D approx. £2,504.73 (2026/27) and Band B £1,948.12 Folkestone & Hythe District Council.

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

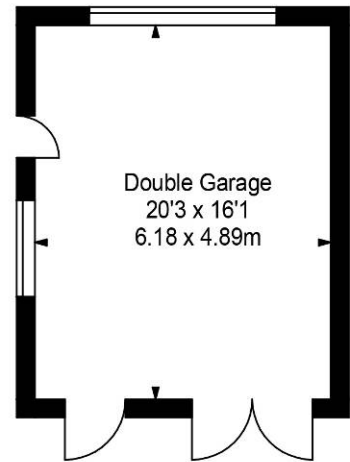
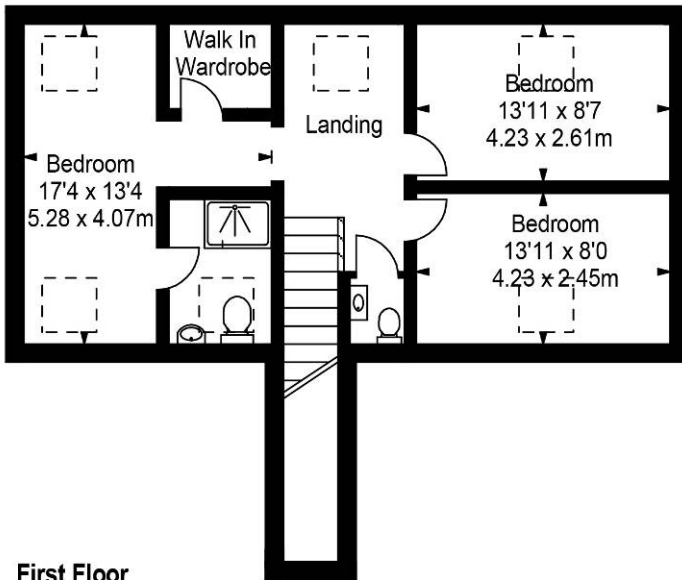


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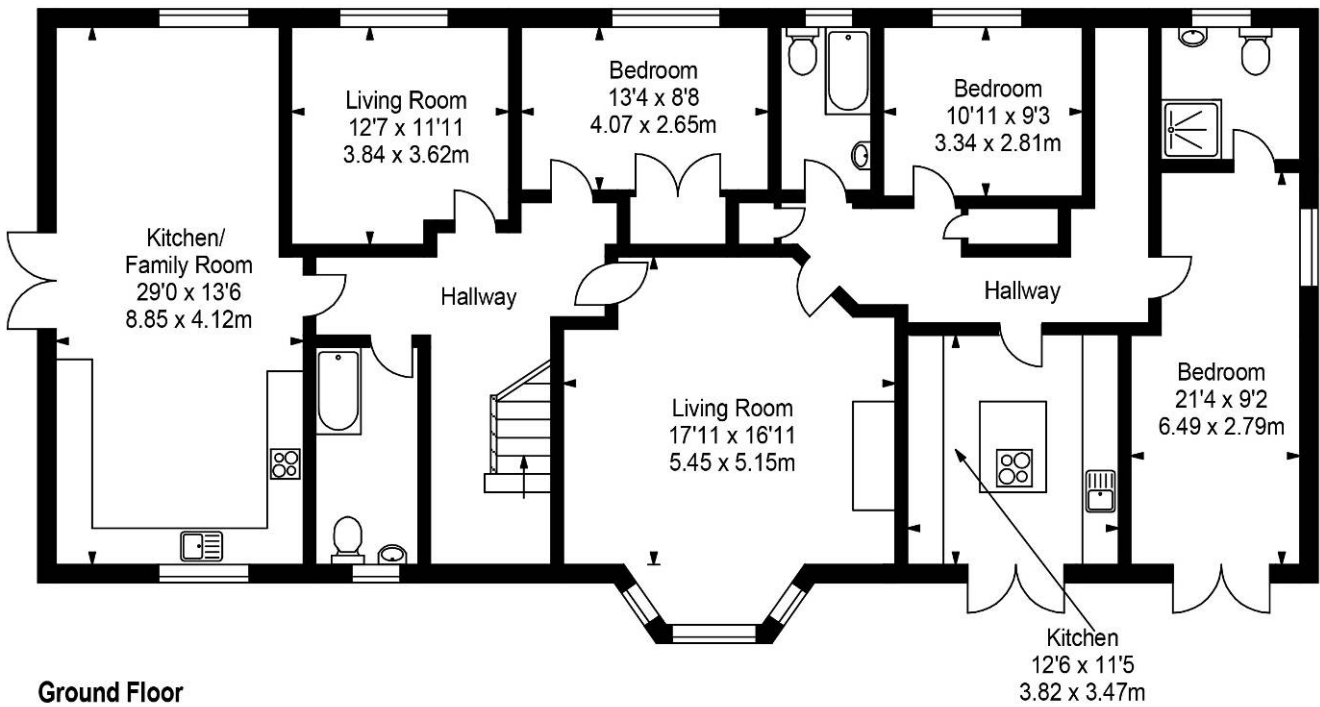
Hythe Road, Dymchurch



Approximate Gross Internal Area :-
 Ground Floor :- 185.6 sq m / 1998 sq ft
 First Floor :- 57.2 sq m / 615 sq ft
 Garage :- 30.4 sq m / 327 sq ft
 Out Building :- 26.7 sq m / 287 sq ft
 Total :- 299.8 sq m / 3227 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 floor plan by: www.creativeplanetk.com