



49 High Street, Hythe, Kent CT21 5AD



**TAMARISK,
PALMARSH CRESCENT, HYTHE**

£395,000 Freehold

Situated in a popular location, this comfortably proportioned semi detached family house offers accommodation comprising a sitting room, dining room, fitted kitchen, bathroom and three bedrooms. Secluded garden to the rear. Ample off road parking and garage. EPC D.



**Tamarisk
Palmarsh Crescent
Hythe
CT21 6NG**

**Entrance Hall, Sitting Room, Kitchen, Dining Room, Bathroom,
Three Double Bedrooms
Front & Rear Gardens, Garage & Off Road Parking**

DESCRIPTION

This semi-detached family house, situated in a sought after location, provides spacious and well presented accommodation, including a welcoming entrance hall, sitting room, dining room, fitted kitchen, and bathroom. On the first floor there are three double bedrooms.

A particularly attractive aspect of the house are the gardens, the property is set well back from the road with a driveway extending to the side of the property and a further paved area providing ample off-street parking and access to the detached garage. The garden to the rear of the house measures approximately 130 feet in length, enjoys a wonderful mature Maple tree and shrubs and is the perfect environment in which to relax and entertain. Also within the garden is a timber framed shed.

SITUATION

The property is situated in a desirable residential location approximately a mile-and-a-half to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal, cycle path and local beauty spot The Roughs with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well-served town with a bustling High Street, 4 supermarkets (including Waitrose, Sainsbury and Aldi) and range of independent shops and restaurants. There are two golf courses and a Leisure Centre at the Hotel Imperial, all within easy reach and there is a variety of other sports and leisure facilities in the vicinity.

The M20 (Junction 13) and Channel Tunnel Terminal are both approximately 4 miles distant and there is a mainline railway station at Saltwood, approximately 3 miles away. The High Speed Link to London St Pancras is available from Ashford International Station with a journey time of approximately 37 minutes.

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.



The accommodation comprises:

ENTRANCE HALL

Entered via a timber door with obscure window to side, staircase to 1st floor, access to cloaks cupboard and storage cupboard, radiator, door to:

SITTING ROOM

Bay window to front with double glazing and additional secondary glazing, coved ceiling, two wall light points, radiator.

DINING ROOM

Double glazed sliding patio doors with double glazed fan light windows above, serving hatch through to kitchen, access to understairs storage cupboard, gas fire set on stone hearth, radiator.

KITCHEN

Well fitted with a range of base cupboards and drawer units incorporating recess and plumbing for freestanding washing machine and dishwasher, recess for freestanding tumble dryer, space for electric oven with hob and grill, square edged worksurfaces inset with 1 ½ bowl stainless steel sink and drainer unit with mixer tap, coordinating wall cupboards, space for freestanding fridge freezer, access to loft space, coordinating breakfast bar, serving hatch through to dining room, double glazed window to side and rear, double glazed casement door giving access to the rear garden, radiator.

BATHROOM

Panelled bath, pedestal wash basin, Shower enclosure with thermostatically controlled shower, heated towel rail, obscure double glazed window to front.

CLOAKROOM

Low-level WC, obscure glazed window.

FIRST FLOOR LANDING

Access to loft space, door to:

BEDROOM 1

Fitted wardrobe cupboards, double glazed window to front, radiator.

BEDROOM 2

Double glazed window to rear, radiator.

BEDROOM 3

Fitted wardrobe cupboards, double glazed window to side, radiator.

OUTSIDE

FRONT GARDEN

The garden to the front of the property sits behind a low brick wall and incorporates a concrete driveway and a further paved hardstanding providing off-road vehicle parking for a number of vehicles. And access to the detached garage. Side access can be gained to the:-

REAR GARDEN

The garden to the rear of the property is well enclosed by closed boarder timber panelled fencing and mature hedging, it has been planted for year-round interest, with a paved a paved terrace and the remainder of the garden being laid predominantly to lawn. Timber framed shed

GARAGE

Electric door to front, power and light, personal door to side.

EPC Rating D

COUNCIL TAX

Band C approx £1863.04 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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

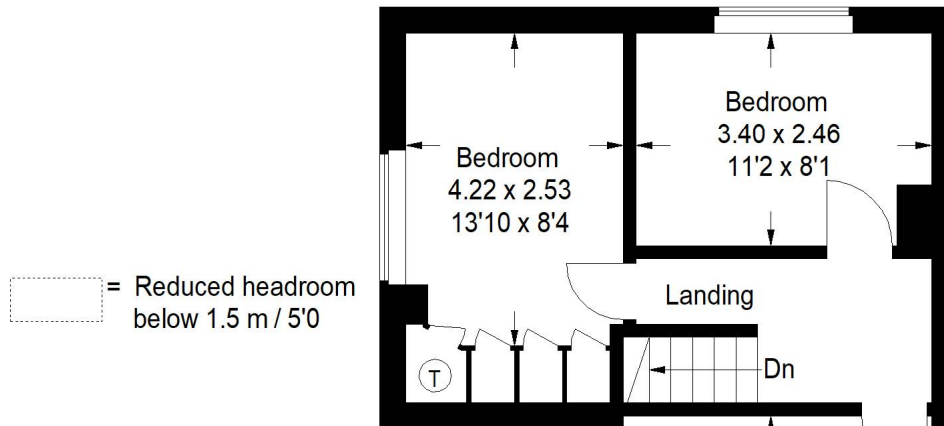




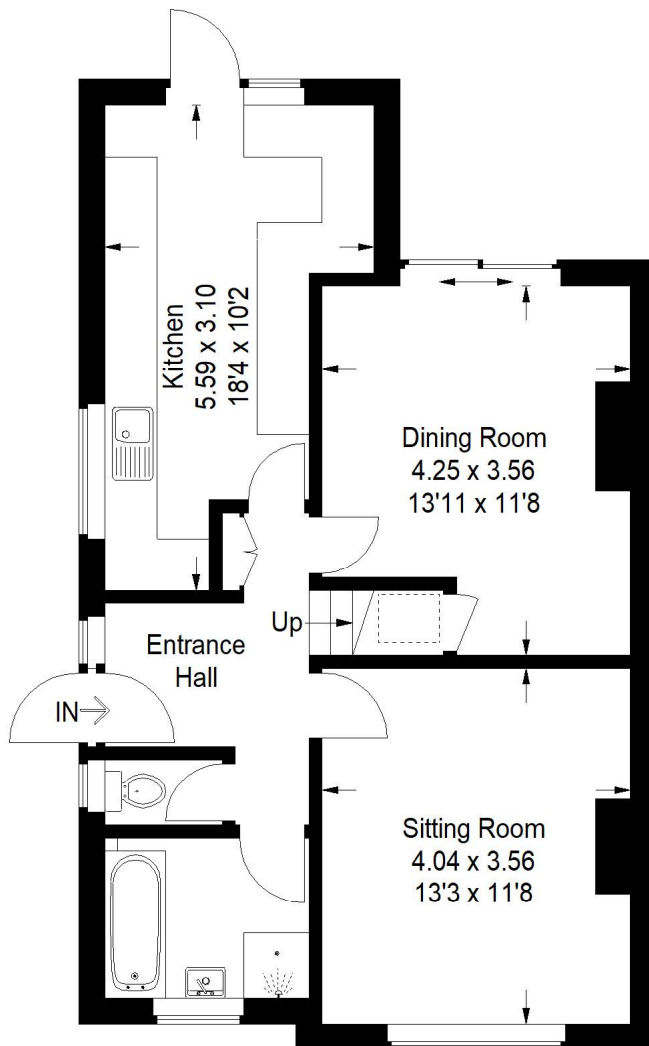


Tamarisk, Hythe, CT21 6NG

Approximate Gross Internal Area
98.7 sq m / 1062 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID 863178)