



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



**FLAT 2, 4 LONDON ROAD,
HYTHE**

**£250,000 Leasehold
To Include The Freehold**

Being sold with the benefit of no onward chain, this exceptionally spacious first and second floor maisonette presents an exciting opportunity for those looking to refurbish and make their new home their own. Generous living space, kitchen, 3 bedrooms, garage and gardens. EPC C



**Flat 2, 4 London Road
Hythe
CT21 4DF**

**Entrance Hall, Sitting Room, Kitchen/Breakfast Room,
Three Bedrooms, Bathroom, Cloakroom,
Rear Garden, Detached Garage**

DESCRIPTION

This first and second floor maisonette forms part of a handsome building which is situated on a sought after road within easy, level walking distance of the Royal Military Canal and the High Street. Benefitting from its own entrance to the side via a flight of external steps, the maisonette, which comprises an entrance hall leading to a kitchen/breakfast room, generous sitting room, three bedrooms and a bathroom. On the first floor there is a third bedroom and a cloakroom.

A particularly attractive feature of the property is its private garden which is to the rear of the building and enjoys a sunny aspect. It has been thoughtfully planted for year round interest and provides a very pleasant environment in which to relax and dine alfresco. The property also benefits from a detached garage.

SITUATION

The property is well situated with only a short level walk from the town centre and close to bus routes. The town is well catered for with its 4 supermarkets (including Waitrose, Sainsbury and Aldi), bustling high street with a diverse range of independent shops, boutiques, cafes, restaurants, doctors surgeries and dentists etc. The attractive and unspoilt seafront is approximately 20 minutes walk and the Royal Military Canal, with pleasant towpath is nearby. There is a wide variety of sporting and leisure facilities in the area including the Hotel Imperial Leisure Centre, cricket, bowling and lawn tennis clubs, 2 golf courses and sailing club. There are two good primary schools in the vicinity and a Performing Arts School for ages 11 – 18. There are boys and girls grammar schools in Folkestone which are served by a free bus service from Hythe.

Hythe is very conveniently located for easy access to the M20, Channel Tunnel Terminal, ferry port of Dover, etc. Sandling main line railway station, approximately 2 miles away on the outskirts of Saltwood, offers regular commuter services to the City. (All distances are approximate). High Speed Link services to London, St Pancras are available at Folkestone West (with journey times of under an hour).

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The accommodation comprises:

ENTRANCE PORCH

Approached via a flight of steps, of timber framed construction with windows to two sides, entered via a panelled and glazed door, double glazed door to:

SPLIT LEVEL ENTRANCE HALL

Access to understairs storage cupboard, staircase to first floor, radiator, open plan to kitchen, doors to:

SITTING ROOM

A generous space spanning the full depth of the property with attractive tiled fireplace surround and hearth with provision for open fire, bay with double glazed windows to front, coved ceiling, double glazed window to rear, radiator.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base cupboard and drawer units incorporating integrated fridge and freezer, wine rack, vegetable drawer, square edged woodblock worktops inset with four burner gas hob with glass splashback and one and a half bowl stainless steel sink and drainer with mixer tap, range of coordinating wall cupboards incorporating plate rack and display shelving, one cupboard housing the Worcester gas-fired boiler, double glazed window to side and rear overlooking the garden, casement doors opening to and overlooking the rear garden, radiator concealed by decorative cover.

BEDROOM

Deep moulded cornice, bow bay window with double glazed windows to front, radiator.

BEDROOM

Coved ceiling, double glazed window to side, Radiator.

BATHROOM

Roll top bath raised on claw and ball feet with mixer tap and handheld shower, low

level WC, pedestal wash basin, walls tongue and groove panelled to half height, coved ceiling, double glazed window to front, heated towel rail incorporating column radiator.

FIRST FLOOR LANDING

Double glazed window to side, door to:

BEDROOM

Of a generous size with recessed lighting, walk-in wardrobe space, access to loft space, dormer with double glazed window to front, double glazed Velux roof light to rear, radiator, sliding door to:

EN-SUITE CLOAKROOM

Low-level WC, wash basin with mixer tap and vanity cupboard below, heated ladder rack towel rail.

OUTSIDE

Approached from London Road, the property benefits from a **DETACHED GARAGE** and access through the front garden where the steps lead to the front door.

REAR GARDEN

Accessed from the kitchen there is a generous decked terrace with steps leading down to a further paved terrace with timber-framed storage shed alongside. From here steps lead up to the garden which is laid extensively to lawn with various specimen trees including willow, eucalyptus and conifers amongst others. Within the garden is a further timber-framed storage shed and a greenhouse.

EPC Rating Band C

COUNCIL TAX

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

VIEWING

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

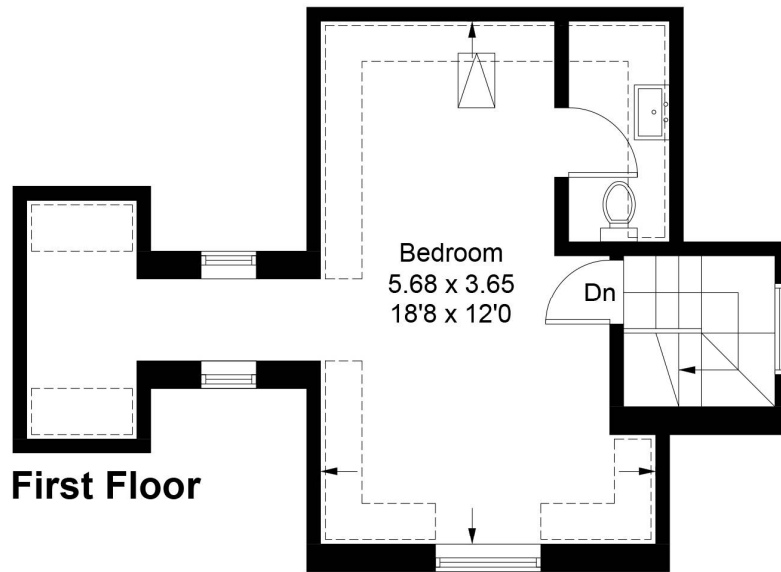






London Road, Hythe, CT21

Approximate Gross Internal Area = 116.7 sq m / 1256 sq ft



 = Reduced headroom below 1.5m / 5'0

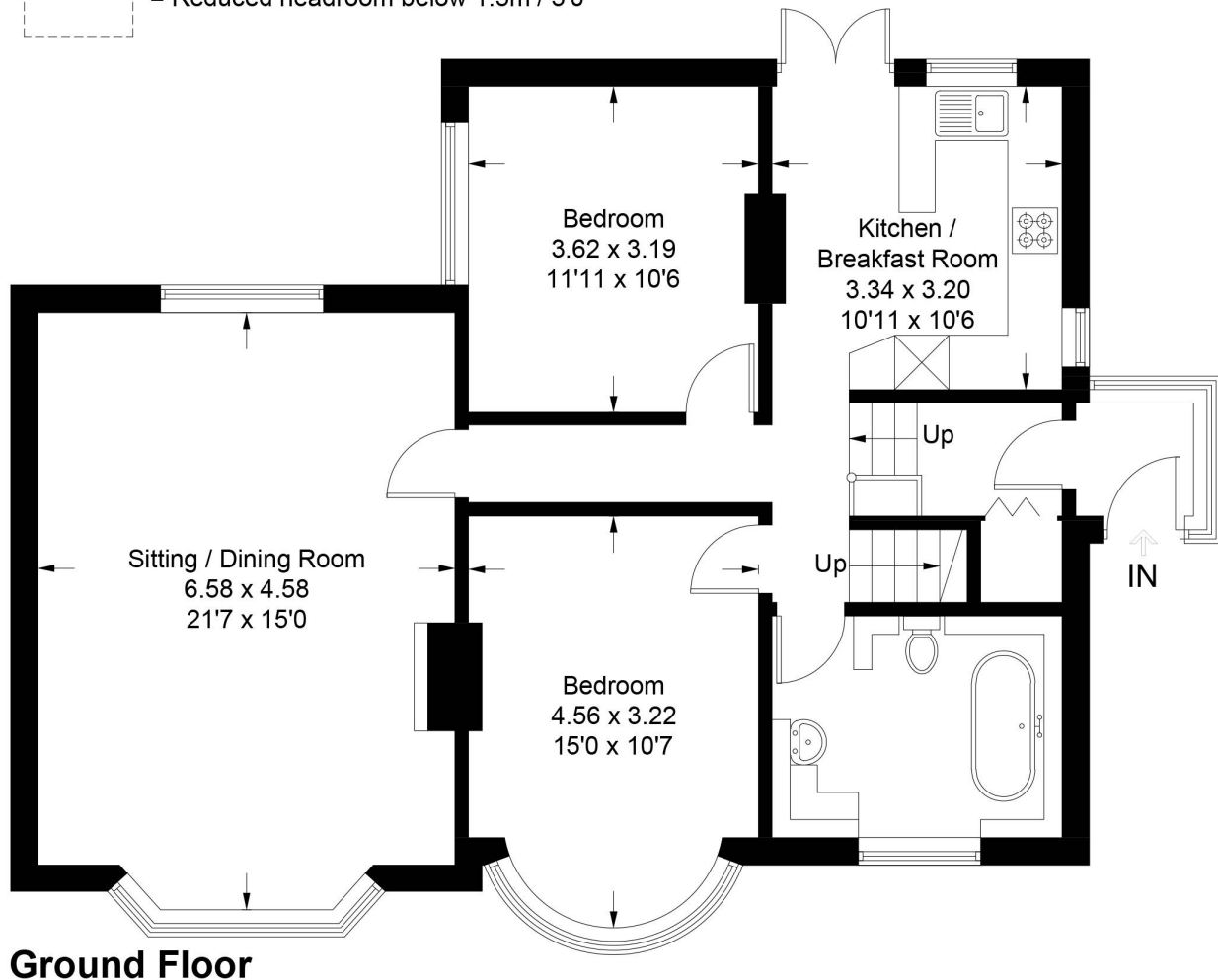


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