



49 High Street, Hythe, Kent CT21 5AD



**50 PALMARSH AVENUE
HYTHE**

**£410,000 Freehold
NO ONWARD CHAIN**

Situated in a popular location, this recently refurbished detached chalet bungalow offers spacious and versatile accommodation comprising a sitting room, kitchen, sitting/dining room, shower room, cloakroom, 2 double bedrooms (one with en-suite). Secluded garden to the rear. Off road parking, garage. EPC B



**50 Palmarsh Avenue
Hythe
CT21 6NR**

**Entrance Porch, Entrance Hall, Sitting Room, Dining Room,
Kitchen, Side Porch/Utility, Ground Floor Bedroom, Shower Room, Separate WC,
First Floor Bedroom with En-Suite Shower Room
Gardens to Front & Rear,
Garage, Off-Road Parking**

DESCRIPTION

This well-positioned detached chalet bungalow occupies a highly sought-after location and offers exceptionally generous, deceptively spacious accommodation throughout.

Recently refurbished, the accommodation comprises a large entrance porch, an inviting entrance hall, a spacious sitting room opening into the dining room, a stylish fitted kitchen, a double bedroom, shower room and separate WC. On the first floor there is a substantial double bedroom with an en-suite shower room.

The wonderfully private rear garden is mainly paved for low maintenance with borders planted with a variety of mature shrubs and features attractive spaces ideal for al fresco dining and entertaining. The property further benefits from off-road parking and a garage.

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 or Folkestone with a journey time of approximately 53 minutes.

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The accommodation comprises:

ENTRANCE PORCH

Of uPVC and double glazed construction with windows to two sides and entered via a sliding patio door, tiled floor, obscure door and window opening to:

ENTRANCE HALL

Timber effect flooring, built-in storage cupboard, coved ceiling, radiator, doors to:

SITTING ROOM

Double glazed window to front looking through the porch to the front garden, coved ceiling, recessed lighting, two high level double glazed windows to side, radiator, open plan to:

DINING ROOM

Double glazed sliding patio doors opening to and overlooking the rear garden, coved ceiling, recessed light, radiator.

KITCHEN

Well fitted with a range base cupboards and drawer units incorporating integrated slimline dishwasher, worksurface inset with stainless steel sink and drainer unit with mixer tap, four burner gas hob with extractor hood above, coordinating up stands, coordinating wall cupboards (one housing the Worcester gas boiler), eyelevel electric oven, coved ceiling, recessed lighting, double glazed window overlooking the garden, open to:

SIDE PORCH/UTILITY

Of UPVC and double glazed construction beneath a pitched polycarbonate roof, worksurface with cupboard below and recess and pumbing for washing machine, obscured double glazed door opening to rear garden.

BEDROOM

Double glazed window to front, high level double glazed window to side, recessed lighting, radiator.

SHOWER ROOM

well fitted with a contemporary suite comprising walk-in shower enclosure with seat and thermostatically controlled rainhead shower with separate handheld attachment, wall hung wash basin with vanity drawer beneath, marble effect wall coverings in a matte finish, coved ceiling, mirrored wall cabinet, obscure double glazed window to side, heated ladder rack towel rail, under floor heating.

SEPARATE WC

Low level WC with concealed cistern, marble effect wall coverings in a matte finish, access to understairs storage cupboard, obscure double glazed window to side, under floor heating.

FIRST FLOOR LANDING

Double glazed window to side, coved ceiling, door to:

BEDROOM

Of a generous size with access to eaves storage cupboard, further shelved storage cupboard, dormer with double glazed window to front, double glazed window to side, recessed light, radiator, door to:

EN SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low level WC, wash basin with mixer tap and vanity cupboards below, localised tiling, tiled floor, access to loft space, obscure double-glazed window to side, heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low brick built wall leading to a block paved pathway which runs through the centre of the garden leading to the front door. The path continues to a block paved driveway providing off-road parking and access to the attached garage with the remainder of the garden being largely gravelled for ease of maintenance.



REAR GARDEN

The garden to the rear of the property is enclosed by timber-panelled fencing and is predominantly paved for ease of maintenance providing an ideal environment in which to relax and dine al fresco, being in part set beneath the timber-framed pergola, and incorporating various beds planted with a variety of shrubs, herbaceous and other plants, including geranium, peony, buddleia, acanthus, roses, and holly amongst others. Within the garden is a timber-framed storage

shed and a freestanding aluminium greenhouse.

EPC Rating B

COUNCIL TAX

Band D approx. £2506.74 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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

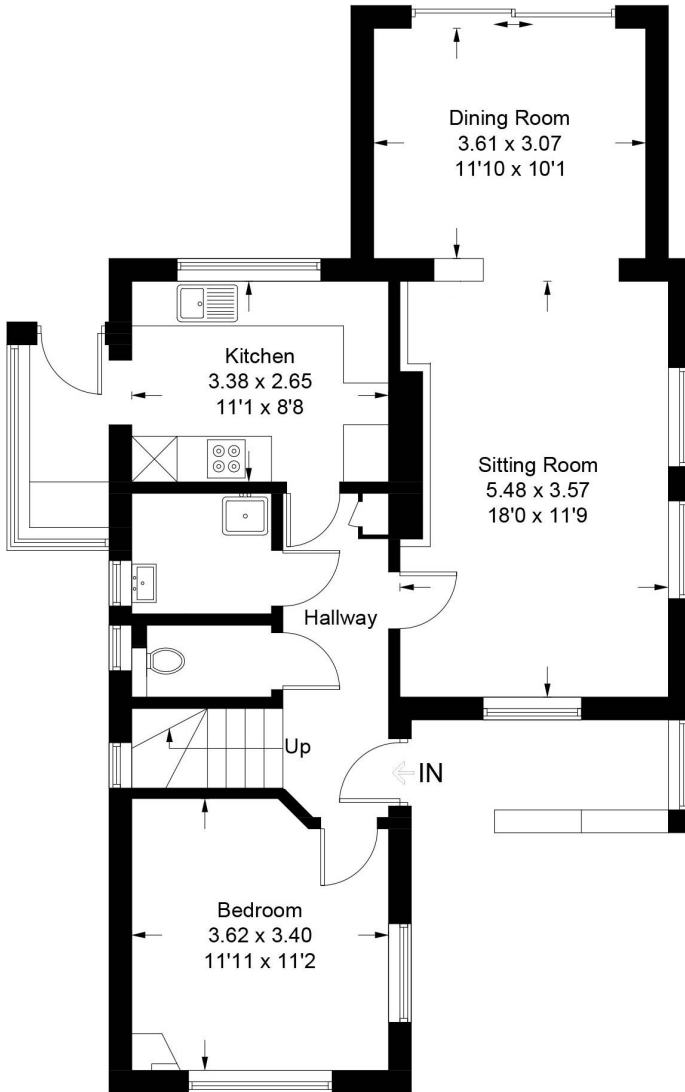




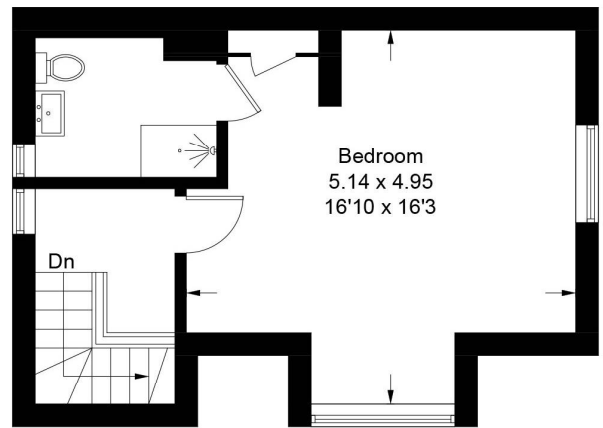
Palmarsh Avenue, Hythe, CT21



Approximate Gross Internal Area
Ground Floor = 71.8 sq m / 773 sq ft
First Floor = 32.2 sq m / 347 sq ft
Total = 104.0 sq m / 1120 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1235126)