



49 High Street, Hythe, Kent CT21 5AD



3 ORMONDE ROAD HYTHE

£425,000 Freehold
NO ONWARD CHAIN

A charming period house situated in a prime central location, on level ground, between the seafront and town centre. The property enjoys bright and very comfortable accommodation with a sitting room, kitchen/dining room, 4 bedrooms, bathroom & 2 shower rooms. Pretty courtyard garden. EPC D



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3 Ormonde Road Hythe CT21 6DN

Entrance Vestibule, Entrance Hall, Sitting Room, Kitchen/Dining Room, Ground Floor Bedroom/Study with En-Suite Shower Room, 3 Further Bedrooms (one with en-suite), Bathroom, Front Garden & Rear Courtyard Garden

DESCRIPTION

Just moments from long stretches of shingle beach, this handsome period house enjoys very comfortably proportioned accommodation with some lovely original features. The house has been much improved for the current owner during their period of ownership and is now attractively presented throughout.

The versatile accommodation comprises a welcoming entrance hall which leads to the sitting room with its cosy wood burning stove, bespoke bookshelves and deep bay window to the front. This is open plan to the generously sized kitchen/dining room beyond which is the ground floor bedroom/study with en-suite shower room. On the first floor there are three bedrooms (one with an en-suite shower room) and a bathroom.

To the rear of the house is a pleasant courtyard garden with covered loggia and the benefit of rear access.

SITUATION

Ormonde Road is a particularly sought after residential location, on level ground, to the south of the Royal Military Canal, moments from the seafront 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). (All distances are approximate).

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a pair of double glazed doors with double glazed fanlight over, tiled floor, timber panelled and glazed door to:

ENTRANCE HALL

Staircase to first floor, coved ceiling, tiled floor, radiator, door to kitchen, door to:



SITTING ROOM

Double glazed bay window to front (fitted with plantation style shutters) wood burner set into fireplace recess and with fitted cupboards and shelving into alcoves at either side, picture rail, engineered wood flooring, radiator, open through to:

KITCHEN/DINING ROOM

Arranged in two defined areas.

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating recess housing Range Master with extractor hood above, square edged quartz work surfaces, coordinating island with unmounted 1 ½ bowl sink and mixer tap with grooved drainer to side, recesses housing dishwasher and washing machine, wall mounted Worcester gas boiler, coordinating wall cupboards, recess housing American fridge freezer, double glazed window and double glazed door giving access to the rear courtyard garden, tiled floor, door back through to entrance hall.

DINING AREA

Access to shelved storage cupboard, built-in coordinating cupboard, Engineered wood flooring, door to:

BEDROOM 4/STUDY

Double glazed window to side, coved ceiling, radiator, wash basin with mixer tap, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure with electric Triton shower, low-level WC, double glazed window to rear, tiled floor.

FIRST FLOOR LANDING

Picture rail, radiator, doors to:

BEDROOM

Built in wardrobe cupboard, built in storage unit, access to loft space, pair of double glazed windows to front (fitted with plantation style shutters), coved ceiling, radiator, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low-level WC, wash basin with mixer tap and mirrored vanity cupboard over, heated ladder towel rail, extractor fan.

BEDROOM

Double glazed window to rear, coved ceiling, radiator.

BEDROOM

Double glazed door with double window to side, attractive cast iron fireplace, coved ceiling, radiator.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment, low level WC, circular wash basin with mixer tap, tiled splashback, access to loft space, extractor fan, heated ladder towel rail, tiled floor.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low brick built wall and a pathway leads to the front door.

REAR COURTYARD GARDEN

The courtyard garden to the rear of the property is well enclosed by timber panelled fencing and has been block paved and in part set beneath a glazed loggia. The area also incorporates a timber framed shed. A gate gives access across the neighbouring property on to Park Road.

NB: The property has a right of access through the courtyard garden of No.1 Ormonde Road on to Park Road.

EPC Rating Band D

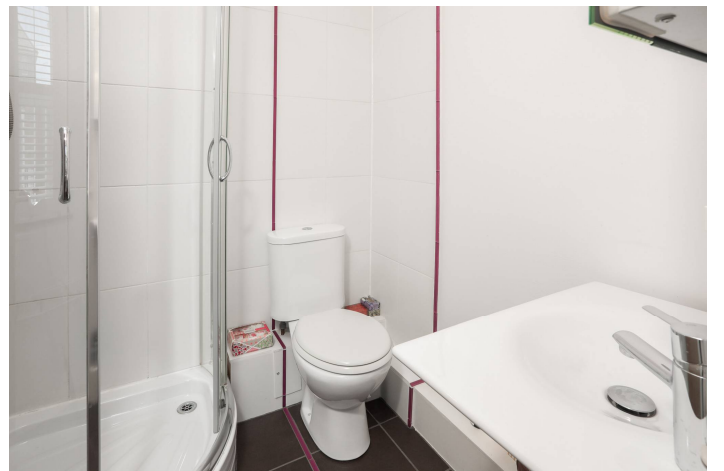
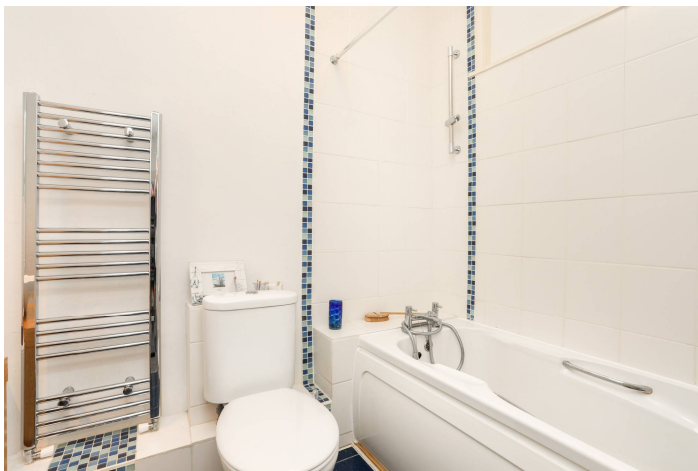
COUNCIL TAX

Band C approx. £2141.43 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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







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Ormonde Road, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 57.0 sq m / 613 sq ft
First Floor = 44.1 sq m / 475 sq ft
Total = 101.1 sq m / 1088 sq ft

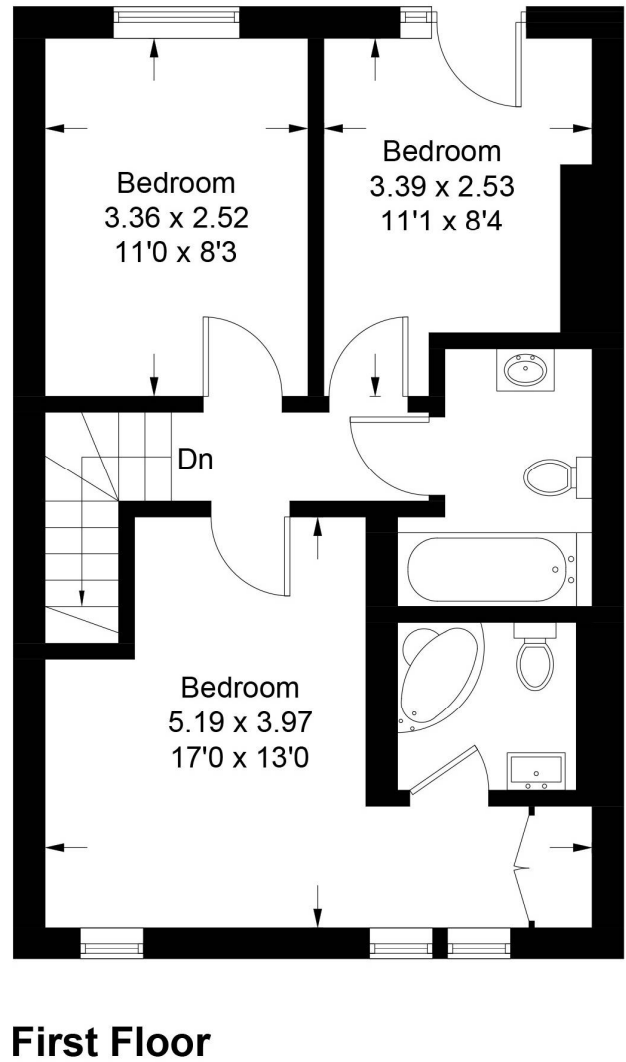
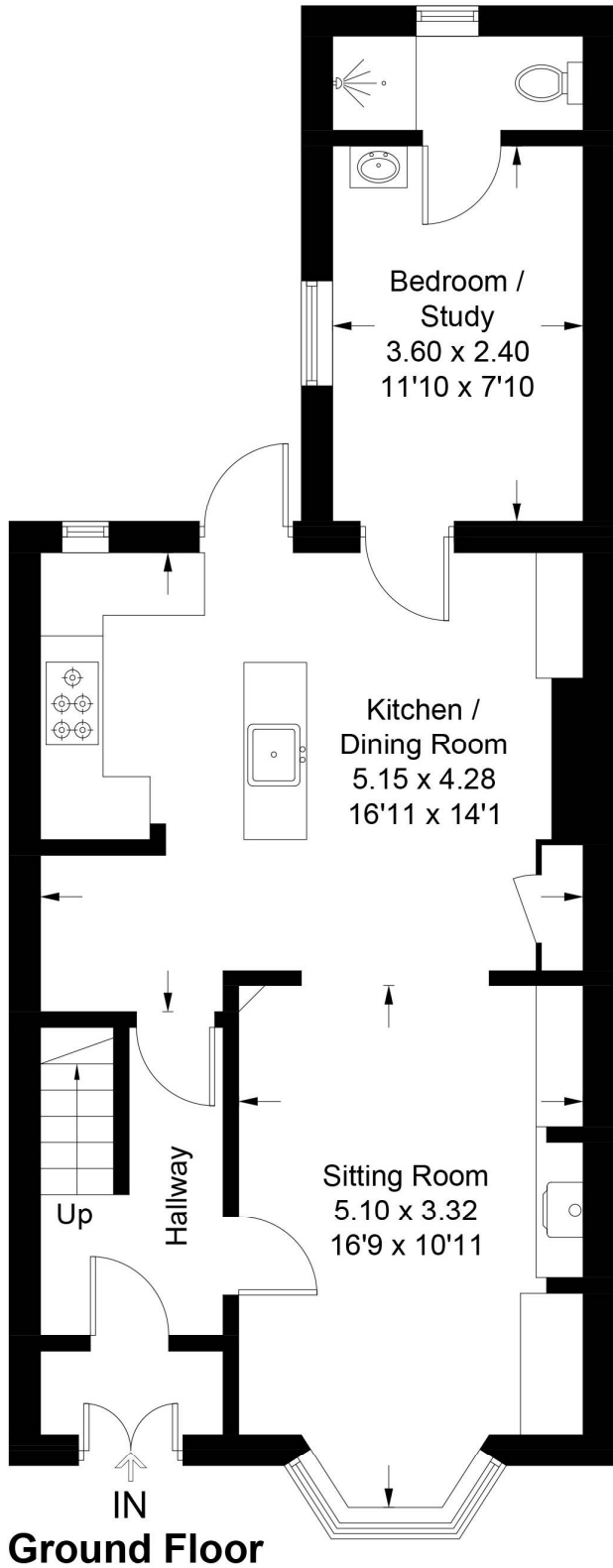


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