



49 High Street, Hythe, Kent CT21 5AD



**FERNDALE
1 STATION ROAD, HYTHE**

**£500,000 Freehold
NO ONWARD CHAIN**

A handsome detached period house offering well presented and spacious accommodation, in a prime central location. Comprising three reception rooms, fitted kitchen, four bedrooms (one with en-suite) and a family bathroom. Delightfully secluded garden and off-road parking. EPC D



**FERNDALE
1 STATION ROAD
HYTHE
CT21 5PL**

**Entrance Hall, Sitting Room, Dining Room, Kitchen, Breakfast Room,
Four Bedrooms (Principal With En-Suite Shower Room), Bathroom,
Delightful Garden, Off-Road Parking**

DESCRIPTION

This handsome period house enjoys a prime position at the beginning of Station Road, just a short stroll from the High Street. 'Ferndale' is a delightful property that beautifully blends original character features with modern comforts, including a smart fitted kitchen, timber-framed double glazing, and an en-suite to the principal bedroom. Whilst appearing to have been generally well maintained, it is fair to say that it would now benefit from general updating but offers the potential to create a very beautiful home.

The spacious interior offers a welcoming entrance hall, a comfortable sitting room, a formal dining room, and a fitted kitchen open through to the breakfast room. Upstairs, there are four bedrooms, with the main bedroom benefiting from an en-suite shower room, in addition to a well-appointed family bathroom.

Outside, the secluded rear garden creates a charming setting for alfresco dining and provides access to the parking area.

SITUATION

Station Road is situated within in a prime central location, on relatively level ground, close to a bus route and just a short walk from the Royal Military Canal, Waitrose and the vibrant High Street with its range of interesting shops, boutiques, restaurants and cafes. The town is also well served with a choice of four supermarkets including Waitrose, Sainsburys and Aldi together with doctors surgeries, dentists etc.

The attractive, unspoilt seafront is only a little further away together with a variety of sports and leisure facilities, including 2 golf courses and the Hotel Imperial Leisure Centre. The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)

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The accommodation comprises:

ENTRANCE HALL

Entered via a timber panelled door with glazed fan light above depicting the house name Ferndale. Polished timber floorboards, staircase to first floor with polished timber moulded handrail, block and turned banister rails and terminating in a coordinating newel post, radiator concealed by decorative cover, doors to:

SITTING ROOM

Attractive cast iron fireplace surround with low-level cabinet built into recess to side, polished timber floorboards, picture rail, bay with timber framed and double glazed (with secondary glazing) sash windows to side, radiator.

DINING ROOM

Attractive cast iron fireplace surround, polished timber floorboards, dado rail, picture rail, deep moulded cornice, decorative ceiling rose, timber framed and double glazed sash windows to front (with secondary glazing), radiator.

BREAKFAST ROOM

Polished limestone flooring, access to understairs storage cupboard and further built-in storage cupboard, shelved recess, timber framed and double glazed windows to side and rear overlooking the garden, timber panelled and glazed door opening to the garden, radiator, open through to:

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating integrated electric oven and space and plumbing for washing machine and dishwasher, square edged granite effect worktops inset with 1 ½ bowl sink and drainer with mixer tap, four burner gas hob, tiled splashbacks, range of coordinating wall cupboards incorporating glazed and illuminated display cabinets, timber framed and double glazed sash

windows to rear, sash window to rear, two timber-framed and double-glazed windows to side, radiator, space for freestanding fridge/freezer.

FIRST FLOOR LANDING

Split level, timber framed double glazed sash window, access to loft space, doors to:

PRINCIPAL BEDROOM

Bay to side with timber framed double glazed sash windows, timber framed double glazed sash window to front, access to built-in cupboard, attractive painted cast iron fireplace with tiled inserts, radiator, door to:

EN-SUITE SHOWER ROOM

Twin size shower enclosure with thermostatically controlled rain head shower and separate handheld attachment, low-level WC, pedestal wash basin, part tiled walls, tiled floor, extractor fan, recessed lighting.

BEDROOM

Built in cupboard, access to airing cupboard housing factory lagged hot water cylinder, original cast iron fireplace, timber framed double glazed window to side, radiator.

BEDROOM

Timber framed double glazed sash window to side, timber framed double glazed window to rear, attractive painted cast iron fireplace, radiator concealed by decorative cover.

BEDROOM

Built in cupboard, attractive painted cast iron fireplace with tiled inserts, timber framed double glazed sash windows to front, radiator.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment, low level WC, pedestal wash basin, tiled floor, timber framed double glazed window, extractor fan, coved ceiling, recessed lighting, heated ladder towel rail.





OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low ragstone wall and a mature laurel hedge. A wrought iron gate opens to a central encaustic tiled pathway leading to the front door, to the side of which a further path leads to a wrought iron gate giving side access to the rear garden and to the left, the garden is paved for ease of maintenance and incorporates a mature specimen bay tree.

REAR GARDEN

The garden to the rear of the property is well enclosed by a combination of brick and ragstone walls and close-border timber-panelled fencing. Directly to the rear of the house, a gravelled terrace leads to the side

access and to an adjoining storeroom. Steps lead up to the remainder of the garden, which is laid extensively to lawn and edged by borders stocked with a variety of shrubs, herbaceous and other plants, including roses, fuchsias, hebe, euphorbia, camellia and hydrangea amongst others. A personal gate gives access to the off-road parking space.

EPC Rating D

COUNCIL TAX

Band E approx. £2944.46 (2025/26)
Folkestone & Hythe District Council.

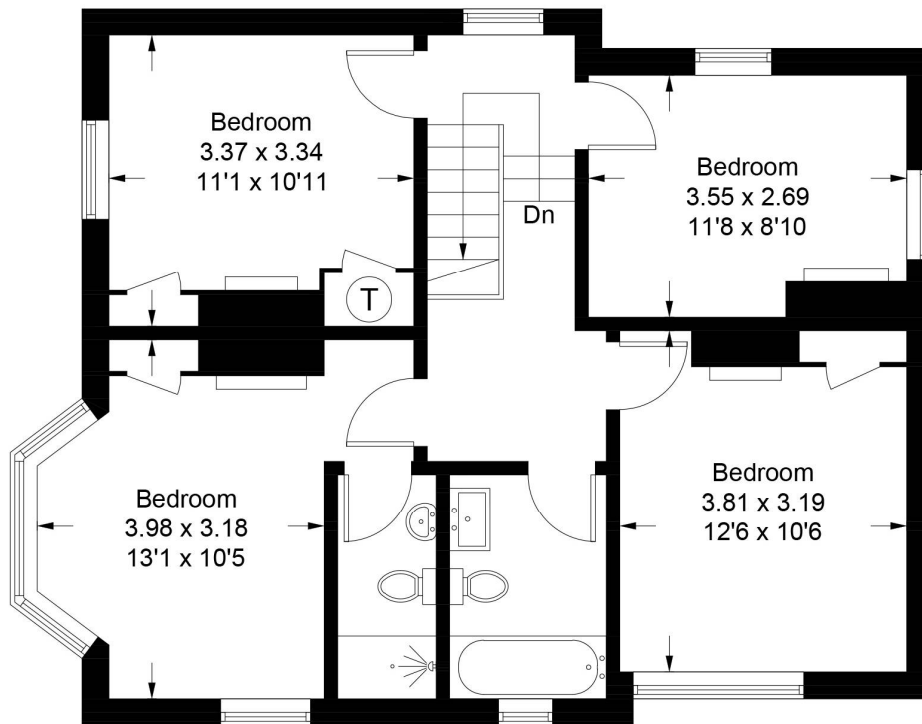
VIEWING

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

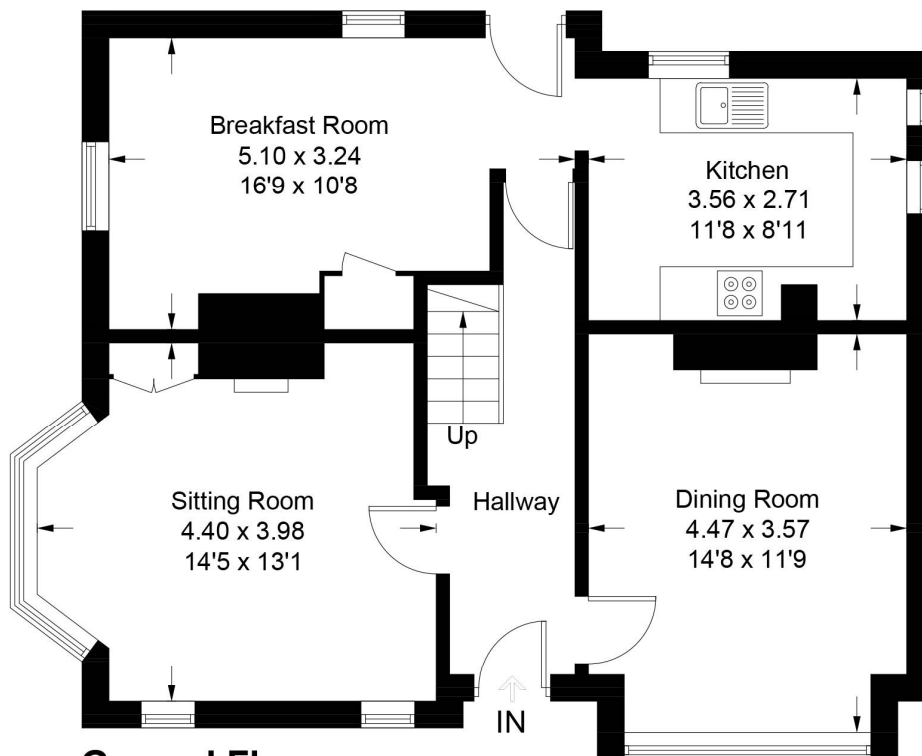


Ferndale, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 66.3 sq m / 714 sq ft
First Floor = 64.8 sq m / 697 sq ft
Total - 131.1 sq m / 1411 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1245907)