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49 High Street, Hythe, Kent CT21 5AD



## 56 ALBERT ROAD HYTHE

**£559,950 Freehold**

This handsome period house enjoys a prime central location, moments from the beach. It is deceptively spacious offering extensively improved, beautifully presented accommodation totalling approximately 1970 sq ft and including a sitting room, gym/dining room, stunning kitchen/breakfast room, cloak/utility room, 5 bedrooms (1 en-suite), bathroom. Low maintenance garden.



**56 Albert Road  
Hythe  
CT21 6BT**

**Entrance Hall, Sitting Room, Gym/Dining Room  
Kitchen/Dining Room, Cloaks/Utility Room  
Master Bedroom with En-/Suite Bathroom, 4 Further Bedrooms, Bathroom  
Gardens to Front & Rear**

**SITUATION**

Albert Road is a particularly sought-after residential location, on level ground, to the south of the Royal Military Canal, moments from the seafront (where one can dine alfresco at Griggs Of Hythe on Fisherman s Beach or in style at The Hythe Bay Seafood Restaurant) 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 a short walk from Hythe Bay Primary School with other educational facilities nearby and boys and girls grammar schools in Folkestone. 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.)

**DESCRIPTION**

This attractive semi detached period house has been the subject of an extensive programme of alteration and refurbishment. The result is superb with deceptively spacious, versatile accommodation which totals in the region of 1970 square feet and is beautifully presented throughout. This includes a welcoming entrance hall leading to a stunning kitchen/dining room which is beautifully fitted with contemporary cabinetry, integrated appliances and quartz work tops. From the dining area a full wall of bi-folding doors floods the room with light and unites the space with the garden. There is also a large sitting room, a gym/study and a cloak/utility room. The first floor comprises five bedrooms, the master with a smartly fitted en-suite shower room and a family bathroom.

To the rear of the house is a contemporary themed garden, designed for ease of maintenance and enjoying a south westerly aspect making it ideal for alfresco entertaining. To the front the garden has been topped in bound gravel which continues on the pathway to the main entrance. Subject to the necessary consents, a dropped kerb could be installed giving the front garden the potential to be utilised as parking.

The accommodation comprises:

### **ENTRANCE HALL**

Entered via a timber panelled and glazed door with double glazed window to side, timber effect flooring, staircase to first floor, access to understairs storage cupboards, picture rail, recessed lighting, radiator concealed by decorative cover, doors to:

### **SITTING ROOM**

Picture rail, coved ceiling, bay with double glazed windows to front, further double glazed window to front, radiators.

### **FAMILY ROOM**

Timber effect flooring, double glazed window to side, radiator.

### **KITCHEN/DINING ROOM**

Well fitted with a comprehensive range of base cupboard and drawer units finished in a high gloss white finish and incorporating deep pan drawers, integrated dishwasher and pull-out bin drawer, square edge worktops undermounted with 1½ bowl stainless steel sink with grooved drainer to side and mixer tap, further bank of units incorporating full height integrated fridge and freezer, larder cupboards and integrated eye-level Neff double oven/grill, coordinating island unit also incorporating base cupboards, deep pan drawers, wine cooler and wine rack with coordinating quartz worktop inset with retractable plug sockets and Neff 5-burner Induction hob with ceiling suspended Neff stainless steel and glazed and illuminated extractor hood above, timber effect flooring throughout, recessed lighting, bi-folding doors opening to and overlooking the rear garden, radiators.

### **CLOAKS/UTILITY ROOM**

Close coupled wc, wash basin with mixer tap and vanity cupboard below, space and plumbing for washing machine and tumble dryer, timber effect flooring, tiled walls, obscure double glazed window to side, wall mounted heated ladder rack towel rail.

### **FIRST FLOOR LANDING**

Access to loft space, recessed lighting, doors to:

### **MASTER BEDROOM**

Well fitted with a comprehensive range of wardrobe cupboards, coved ceiling, bay with double glazed windows to front and with sideways glimpses of the sea, radiator, door to:

### **EN-SUITE BATHROOM**

Corner shower enclosure fitted with thermostatically controlled rain head shower, low level wc, contemporary wash basin with water spout and set upon a polished timber worktop with vanity drawers beneath, tiled floor, tiled walls, wall light point, double glazed window to front, wall mounted heated ladder rack towel rail.

### **BEDROOM**

Range of fitted wardrobe cupboards with opaque glazed doors, double glazed window to side, radiator.

### **BEDROOM**

Fitted wardrobe cupboard, coved ceiling, double glazed window to side, radiator.

### **BEDROOM**

Timber effect flooring, pedestal wash basin, coved ceiling, double glazed window to rear overlooking the garden, radiator.

### **BEDROOM**

Coved ceiling, double glazed window to rear overlooking the garden, radiator.

### **BATHROOM**

Twin ended bath with retractable shower head, corner shower enclosure with thermostatically controlled shower, low level wc, wall hung wash basin with mirrored splashback, built-in heated linen cupboard housing Glo-worm gas fired boiler and pressurised hot water cylinder, timber effect flooring, tiled walls, recessed lighting, two obscure double glazed windows to side, wall mounted heated ladder rack towel rail.





## OUTSIDE

### Front Garden

The garden to the front of the property has the potential to provide off road parking and is currently finished with a resin bound gravel which extends to the sideway to the path to the side of the property leading to the front door and to the side gate giving access to the:

### Rear Garden

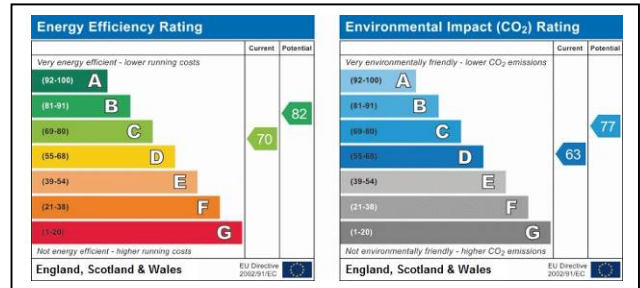
The garden to the rear of the property is well enclosed by close boarded timber panelled fencing and incorporates a generous decked terrace, ideal for alfresco entertaining as it enjoys a south-westerly aspect, with the remainder of the garden being laid extensively to lawn edged by borders topped with white pebbles. To the far end of the garden are two storage sheds screened by coordinating fencing.

## **COUNCIL TAX**

Band approx £ (2018/19) Folkestone & Hythe District Council.

## **VIEWING**

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

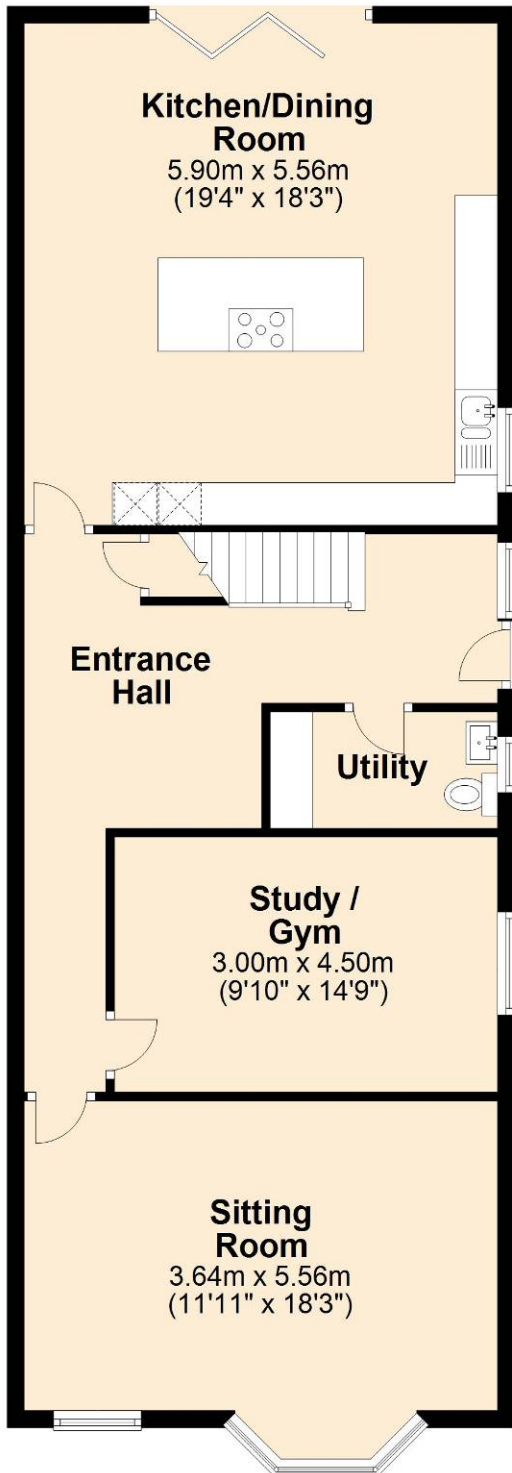


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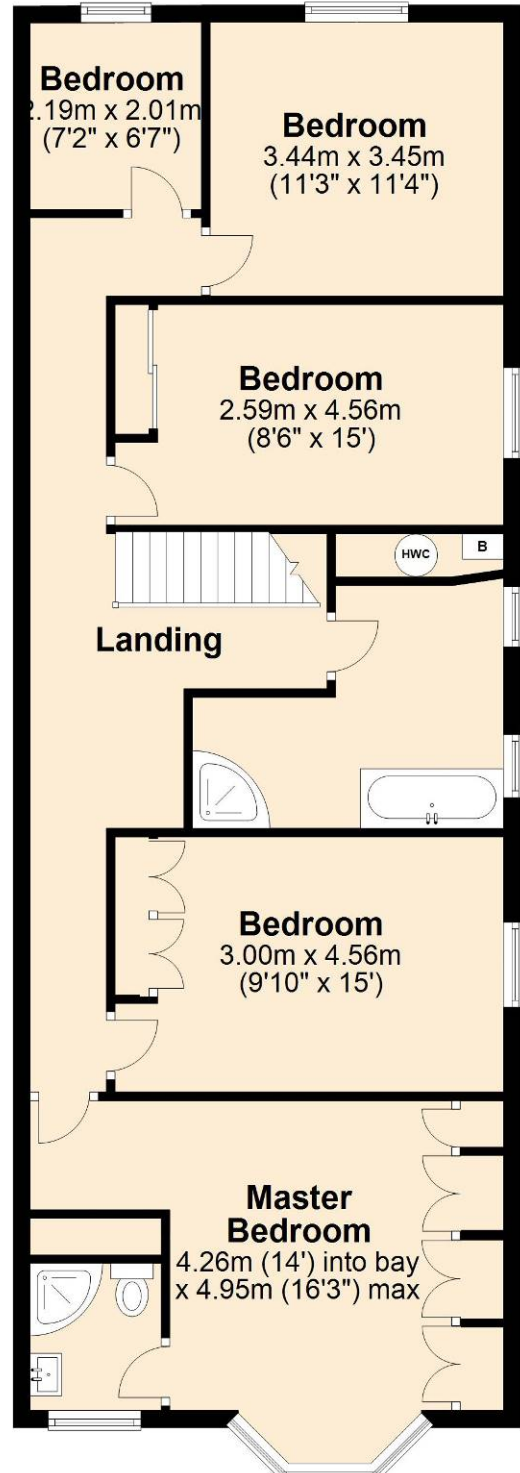
## Ground Floor

Approx. 90.9 sq. metres (978.5 sq. feet)



## First Floor

Approx. 92.1 sq. metres (991.8 sq. feet)



Total area: approx. 183.1 sq. metres (1970.3 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.  
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