



49 High Street, Hythe, Kent CT21 5AD



**2 SUN LANE,
HYTHE**

**£395,000 Freehold
No Onward Chain**

Conveniently situated in the heart of the town where it enjoys the unusual advantage of parking, this charming semi detached property has been thoughtfully extended to the rear to provide a generous kitchen/breakfast room, 2 reception rooms, 2 bedrooms and bathroom. There is also an attractive west facing courtyard. EPC D



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2 Sun Lane, Hythe CT21 5JX

**Entrance Hall, Sitting Room, Dining Room, Kitchen, Breakfast Room,
Two Double Bedrooms, Bathroom,
Parking To Front, Courtyard Garden To Rear**

DESCRIPTION

Well situated in the heart of the town with all local amenities on the doorstep, this appealing semi detached period property has been thoughtfully extended and now provides surprisingly spacious accommodation, in particular on the ground floor where there is a sitting room and a dining room which is open plan to the generous kitchen/breakfast room. This space is in part set beneath a vaulted ceiling, the kitchen area with comprehensive cabinetry and integrated appliances. On the first floor there are two double bedrooms and a large bathroom.

To the front of the house there is off road parking which is a rarity in this prime central location and also a distinct advantage. To the rear there is a pretty courtyard garden which provides a delightfully secluded space for alfresco entertaining.

SITUATION

Sun Lane is situated within the desirable Conservation Area of the town, just behind the vibrant High Street, with its variety of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose), doctors surgeries, etc. The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further and there are a variety of sports and leisure facilities in the vicinity, 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 only just over a mile away the ferry port of Dover is 12 miles away. (All distances are approximate.)

The accommodation comprises:

ENTRANCE HALL

Entered via a timber-panelled and obscured glazed door, glazed fan light above, staircase to first floor, coved ceiling, recessed lighting, radiator, doors to dining room and:

with double glazed sash windows to front, radiator.

SITTING ROOM

Attractive painted timber fireplace surround, pair of wall light points, coved ceiling, bay

DINING ROOM

Attractive painted timber fireplace surround, access to deep understairs storage cupboard, coved ceiling, recessed lighting, square archway leading to:



KITCHEN/SLASH BREAKFAST ROOM

Arranged in two defined sections divided by a central square archway, the **breakfast area** set beneath a partially vaulted ceiling with double glazed Velux roof light, coved ceiling, recessed lighting, pair of wall light points, high level obscured double glazed window to side, double glazed casement doors opening to and overlooking the rear courtyard garden, radiator, open plan to the **kitchen area**, well fitted with a comprehensive range of base cupboard and drawer units incorporating deep pan drawers, integrated dishwasher and washing machine, roll top granite effect work surfaces, inset with four burner gas hob and one and a half bowl stainless steel sink and drainer unit with mixer tap, range of coordinating wall cupboards with concealed lighting beneath and extractor hood above the hob, further bank of coordinating units incorporating integrated eye level double oven/ grill and integrated fridge and freezer, tiled floor, recessed lighting, double glazed window to rear overlooking the garden.

FIRST FLOOR LANDING

Coved ceiling, recessed lighting, hatch giving access to loft space fitted with loft ladder, doors to:

BEDROOM

Coved ceiling, double glazed sash windows to front, radiator.

BEDROOM

Coved ceiling, double glazed sash window to rear, radiator.

BATHROOM

Well fitted with a contemporary suite comprising a panelled bath set within a tiled surround, walk-in tiled shower closure fitted with Aqualisa thermostatically controlled shower, low-level WC, pedestal wash basin, two built-in cupboards, one housing the Vaillant gas-fired boiler, the other equipped with shelving, tiled floor, localised tiling, coved ceiling, recessed lighting, extractor fan,

obscured double glazed window to rear, radiator, heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN

The garden to the front of the property has been block paved for ease of maintenance, the block paving extends to the side of the house providing off-road parking. From here a gate gives access to the:

REAR GARDEN

To the side of the house is a bin storage area where a paved pathway continues to the rear courtyard garden which is well enclosed predominantly by brick built walls and trellising and is paved for ease of maintenance providing a delightfully secluded setting for alfresco dining and entertaining. A raised bed is planted with ornamental grasses, Japanese anemones and a fuchsia.

EPC Rating Band D

COUNCIL TAX

Band C approx. £2,141.43 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

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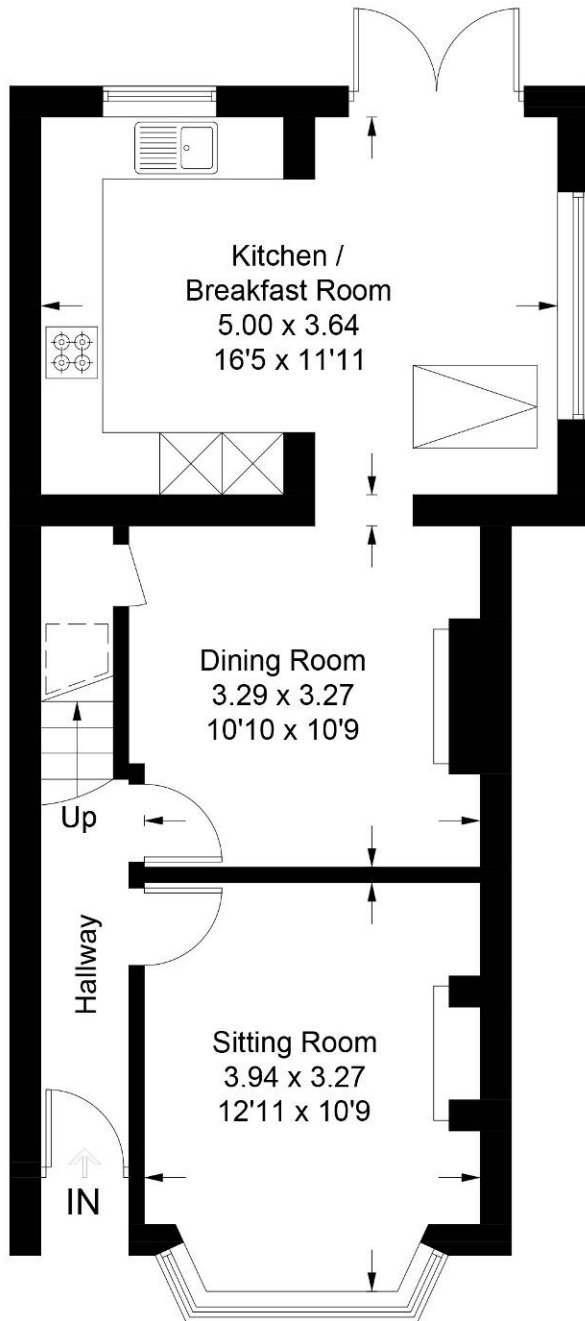




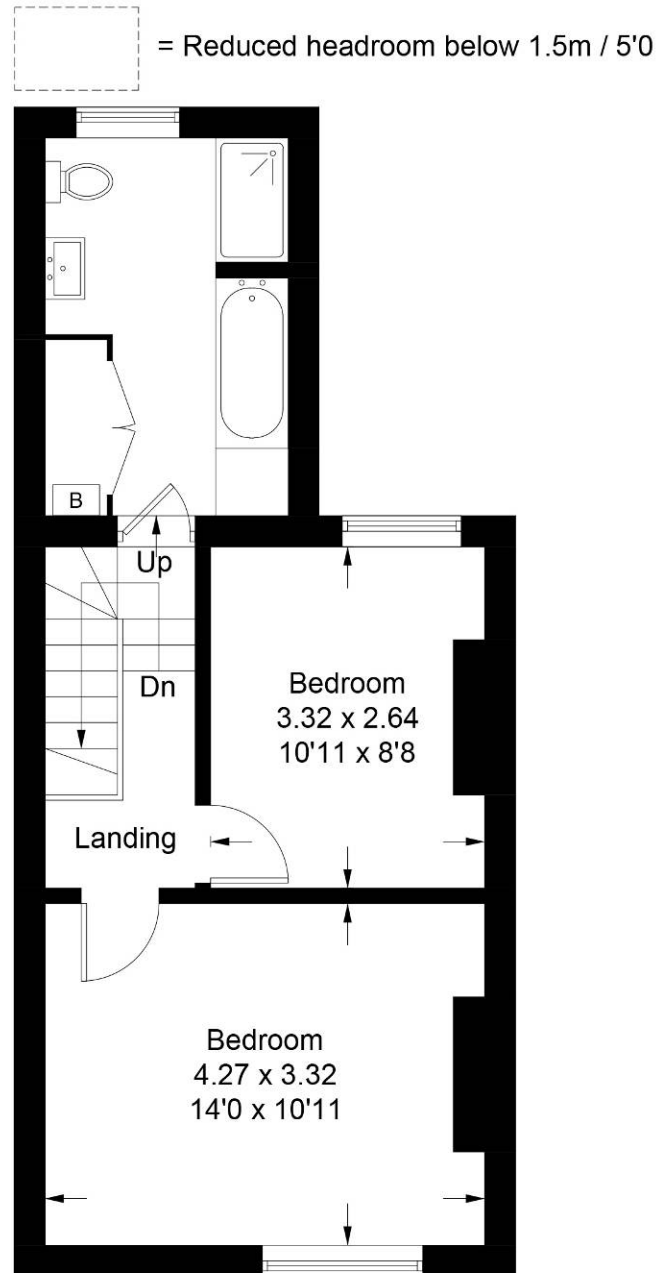


Sun Lane, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 49.3 sq m / 531 sq ft
First Floor = 38.0 sq m / 409 sq ft
Total = 87.3 sq m / 940 sq ft



Ground Floor



First Floor

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