

# LAWRENCE & Co

- of Hythe -

49 High Street, Hythe, Kent CT21 5AD

**NO ONWARD CHAIN**



**71 ALBERT ROAD  
HYTHE**

**£485,000 Freehold**

A handsome period house in a prime location on level ground within quite literally seconds of the beach. The property has been much improved for the owners and offers attractively presented, well proportioned accommodation. Sitting room open to dining room, kitchen/breakfast room, bedrooms. Delightful garden. EPC ?



# 71 Albert Road Hythe CT21 6BT

## Entrance Hall, Sitting Room open plan to Dining Room, Kitchen/Breakfast Room, Three Bedrooms, Shower Room, Separate W.C Delightful Garden

### DESCRIPTION

This handsome period house is enviably situated in Hythe's sought after Golden Triangle, quite literally seconds from the beach and a short level walk from the town centre. The property has been much improved for and lovingly maintained by the current owners. It now offers very comfortably proportioned accommodation which is beautifully presented and is arranged over three floors with a wealth of original features throughout.

The accommodation comprises a welcoming entrance hall leading to the dining room which opens onto the garden and is open plan to the sitting room with its original fireplace. The smartly fitted kitchen/breakfast room is generous in size and has wide double doors opening to and uniting the space with the garden. Over the first and second floors are four bedrooms, one with a Juliet balcony, a shower room and a separate w.c.

The garden is delightful with a lovely decked terrace, storage shed and small terrace at the far end to capture the sun later in the day.

### 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 and a short, level walk from the bustling 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 are 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).

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The accommodation comprises:

### **OPEN PORCH**

With encaustic tiled floor and timber effect composite double glazed door with double glazed fanlight above opening to:

### **ENTRANCE HALL**

Staircase to first floor with polished timber moulded handrail, block and turned banister rails and terminating in a turned newel post, engineered wood flooring, radiator.

### **SITTING ROOM**

Attractive painted timber fireplace surround with cast iron tiled insert and tiled hearth, double glazed bay window to front fitted with plantation style shutters, picture rail, engineered wood flooring, open through to:-

### **DINING ROOM**

Attractive painted timber fireplace surround, double glazed doors with fan light above, giving access to the rear garden, picture rail, radiator.

### **KITCHEN/BREAKFAST ROOM**

Well fitted with a range of base cupboards and drawer units incorporating recess housing freestanding electric oven and hob with extractor hood above, recess housing Bosch washing machine, wood effect work surfaces inset with 1 ½ bowl sink and drainer unit with mixer tap, tiled splashbacks, coordinating wall cupboards, wall mounted Glow Worm gas boiler, space for freestanding fridge/freezer, access to under stairs storage cupboard, double glazed doors opening to the rear garden, double glazed door to side, tiled floor.

### **FIRST FLOOR LANDING**

Staircase continuing to second floor, radiator, door to:

### **BEDROOM 1**

Attractive cast-iron fireplace with tiled inserts and a tiled hearth, double glazed bay window to front fitted with plantation style shutters and with sideways views towards the sea, picture rail, radiator.

### **BEDROOM 2**

Double glazed window to rear overlooking the garden, access to airing cupboard housing factory lagged hot water cylinder, coved ceiling, radiator.

### **BEDROOM 3**

Double glazed doors open to a Juliet balcony with views over the rear garden and sideways to the sea, radiator.

### **SHOWER ROOM**

Twin sized walk-in shower enclosure with Triton electric shower, pedestal wash basin, heated ladder rack towel rail, part tiled walls, obscured double glazed window, extractor fan, tiled floor.

### **CLOAKROOM**

Low-level WC, obscured double glazed window, dado rail, radiator, tiled floor.

### **SECOND FLOOR LANDING**

Access to eaves storage, two Velux windows.

### **BEDROOM 4**

A particularly generous space with access to eaves storage, two Velux windows, double glazed window to front, radiator.

### **OUTSIDE**

#### **Front Garden**

Encaustic tiled path to open porch, set behind a low wall, topped with stone chippings for ease of maintenance.

#### **Rear Garden**

Well enclosed by close boarded timber panelled fencing and incorporating two raised decked areas the ideal environment for alfresco entertaining. The remainder of the garden is part paved in natural stone with areas topped in stone for ease of maintenance with a lawn backed by raised borders planted with a variety of shrubs, herbaceous and other plants. Brick built store/workshop.

### **EPC Rating Band TBC**

### **COUNCIL TAX**

Band C approx. £1863.04 (2022/23) Folkestone & Hythe District Council.

### **VIEWING**

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

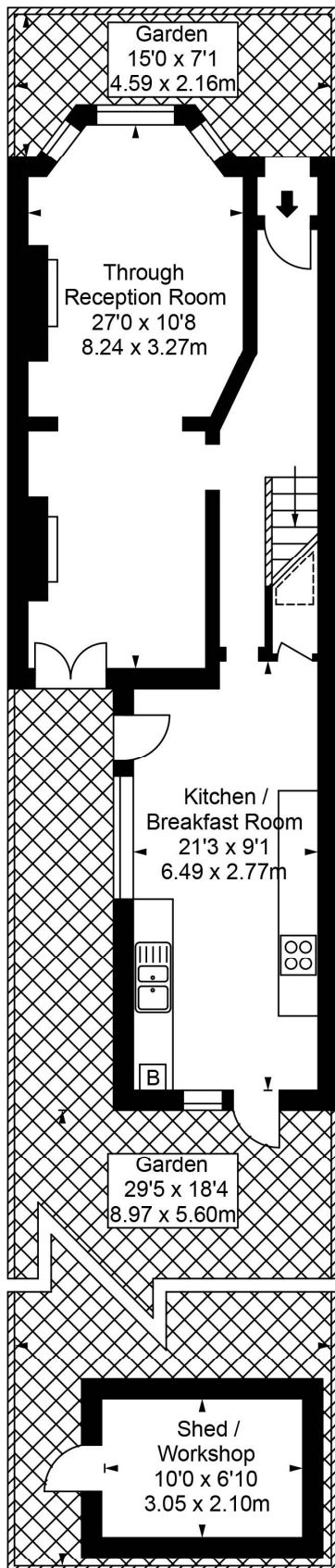
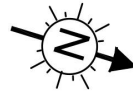




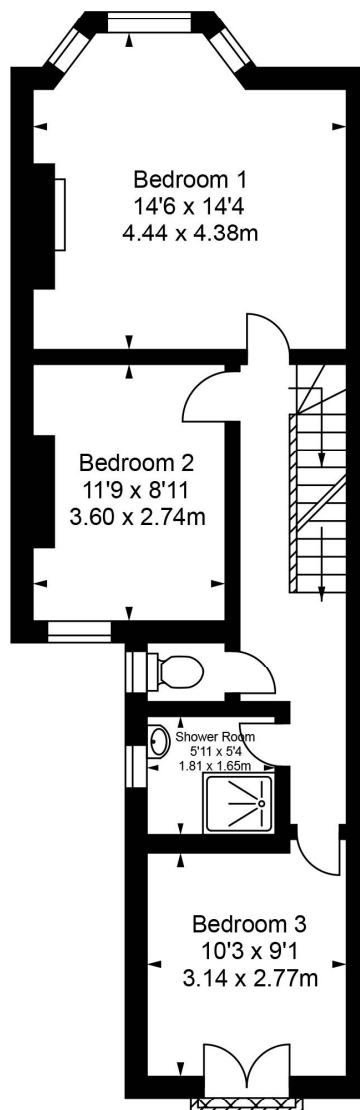


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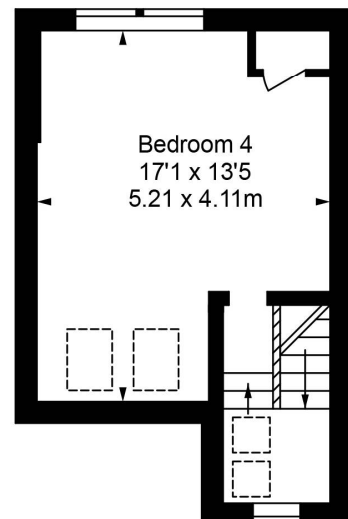
Approximate Gross Internal Area :-  
 Ground Floor :- 51.39 sq m / 553 sq ft  
 First Floor :- 52.30 sq m / 563 sq ft  
 Shed :- 6.40 sq m / 69 sq ft  
 Second Floor :- 23.42 sq m / 252 sq ft  
 Total :- 133.51 sq m / 1437 sq ft



**Ground Floor**



**First Floor**



**Second Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 floor plan by: [www.creativeplanettk.com](http://www.creativeplanettk.com)