



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



**20 PROSPECT ROAD
HYTHE**

£360,000 Freehold

A handsome end of terrace house in a prime central location and offering spacious accommodation arranged over three floors and comprising two reception rooms, kitchen, three double bedrooms, bathroom and separate cloakroom. Garden. Off-Road Parking. EPC D.



**20 Prospect Road
Hythe
CT21 5NH**

**Entrance Hall, Sitting Room, Dining Room, Kitchen,
Three Double Bedrooms, Bathroom, Cloakroom,
Garden, Off Road Parking**

DESCRIPTION

This handsome end of terrace house is arranged over three floors and offers spacious accommodation comprising an entrance hall leading to two reception rooms, kitchen which opens onto the rear garden. Over the first and second floors there are three double bedrooms, bathroom and a separate cloakroom. The property does not require a programme of refurbishment and is considered well worthy of any expenditure required, has been priced accordingly and has the potential to provide an exceptionally comfortable home.

To the rear of the house there is a secluded garden and to the front the property benefits from off-road parking for two vehicles.

SITUATION

Prospect Road is within the desirable Conservation Area of the town set just behind the bustling High Street, with its variety of interesting shops, boutiques, restaurants and cafes. The town is also well catered for with 4 supermarkets (including Waitrose, Sainsburys and Aldi), dentists, doctors surgeries, etc. The attractive, unspoilt seafront and picturesque Royal Military Canal are a short walk away together with a variety of sports and leisure facilities, including 2 golf courses, swimming pool, cricket, squash, bowls and lawn tennis clubs together with the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 2 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. Eurostar trains to Paris and Brussels also depart from the latter. The Channel Tunnel Terminal is just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)



The accommodation comprises:

ENTRANCE HALL

Staircase to 1st floor, radiator, door to dining room, door to:-

SITTING ROOM

Fireplace recess, double glazed bay window to front, coved ceiling, radiator, open through to:-

DINING ROOM

Access to shelved storage cupboard and understairs cupboard, coved ceiling, double glazed window to rear, radiator, open through to:-

KITCHEN

Fitted with base cupboards, recess and plumbing for dishwasher and washing machine, space for freestanding cooker, wood block worksurface inset with stainless steel sink and drainer unit with mixer tap, tiled splashbacks, coordinating wall cupboards (one housing the wall mounted Worcester gas boiler) obscure glazed window to rear, double glazed window to side and double glazed door giving access to the rear garden.

FIRST FLOOR LANDING

Staircase to second floor, access to understairs storage cupboard, radiator, door to:-

BEDROOM 1

Double glazed bay window to front, radiator concealed by decorative cover.

BEDROOM 2

Double glazed window to rear, radiator consider protective cover

BATHROOM

P ended shower bath with mixer tap and handheld shower attachment, glazed shower screen, pedestal wash basin, part tiled walls, obscure glazed widow, wall mounted electric heater.

CLOAKROOM

Low level WC, obscure glazed window.

SECOND FLOOR LANDING

Access to eaves storage cupboard.

BEDROOM 3

Double glazed bay window to front, radiator, walk-in wardrobe cupboard.

OUTSIDE

REAR GARDEN

Directly to the rear of the property is a decked terrace that leads to an area that has been paved for ease of maintenance. Well enclosed by close boarded timber panelled fencing, access to store cupboard. A timber gate gives access to the side of the property.

FRONT GARDEN

The garden to the front of the property comprises a hardstanding providing parking for two vehicles.

EPC Rating D.

COUNCIL TAX

Band D approx. £2095.92 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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

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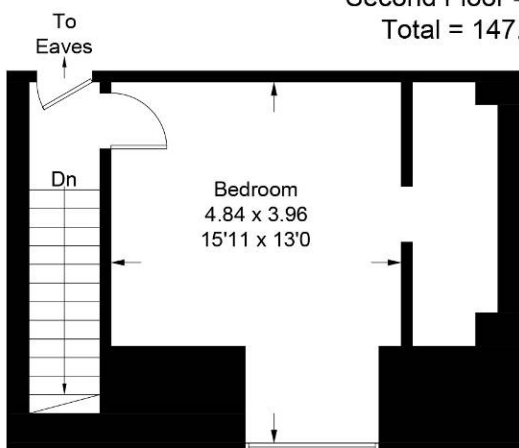







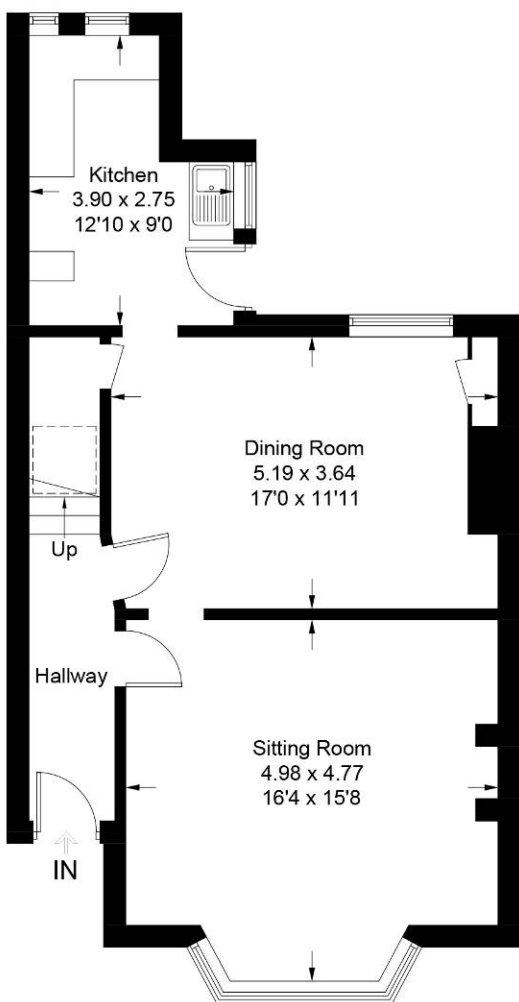
Prospect Road, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 59.4 sq m / 639 sq ft
First Floor = 62.7 sq m / 675 sq ft
Second Floor = 25.6 sq m / 275 sq ft
Total = 147.7 sq m / 1589 sq ft

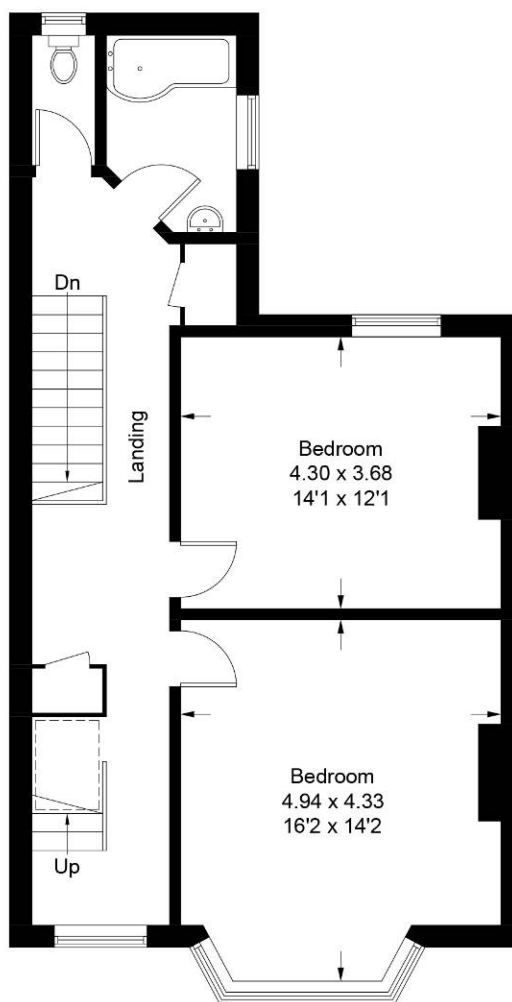


Second Floor

 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID936833)