



49 High Street, Hythe, Kent CT21 5AD



**11 LYNTON ROAD,
HYTHE**

£440,000 Freehold

Situated on a peaceful cul-de-sac on level ground between the sea and the town centre, this well proportioned family home provides comfortable accommodation including 2 reception rooms, smartly fitted kitchen/breakfast room and 3 bedrooms. To the rear of the house is a pretty south facing garden with rear access. EPC D.



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11 Lynton Road Hythe CT21 6DB

Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Three Bedrooms, Bathroom, Separate W.C. South Facing Rear Garden

DESCRIPTION

Situated on a popular cul-de-sac, this well maintained family home offers attractively presented accommodation of surprisingly comfortable proportions. This includes a welcoming entrance hall leading to the comfortable sitting room with its deep bay window and cosy gas fire, a separate dining room with casement doors opening onto the garden and a smartly fitted kitchen/breakfast room. On the first floor there are two double bedrooms, a single bedroom, bathroom and a separate w.c.

The garden is a particularly attractive aspect of the property. It enjoys a southerly aspect and incorporates various seating areas, ideal for alfresco dining and entertaining, a lawn and a thoughtfully planned planting scheme providing year round interest. There is also rear access and no rights of way over the property.

SITUATION

Lynton Road is a particularly desirable cul-de-sac, just off Stade Street, 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 is also well served with 4 supermarkets (including Waitrose, Aldi and Sainsburys). There are a selection of sports and leisure facilities in the vicinity, including tennis, bowls, cricket and squash clubs, water sports, etc. 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 distant 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) 3.5 miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Saltwood around 2.5 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West) with a journey time of around 53 minutes from Folkestone.

(All distances are approximate.)

The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect composite and obscured double glaze door, staircase to 1st floor with polished timber, moulded handrail, square banister rails and terminating in a

square newell post, access to under stairs storage cupboard, leaded and stained glass window to front, radiator, doors to:



SITTING ROOM

Attractive painted cast iron fireplace surround with tiled insert encompassing a coal effect living flame gas fire over a coordinating tiled hearth, bay with double glazed windows to front, radiator.

DINING ROOM

Polished timber fireplace surround, double glazed casement doors opening to and overlooking the rear garden, radiator.

KITCHEN/BREAKFAST ROOM

Well fitted with a comprehensive range of base cupboard and drawer units in a shaker style with recess and provision for freestanding stove and washing machine, roll top granite effect worktops inset with stainless steel sink and drainer unit with mixer tap, coordinating wall cabinets with display shelving and extractor hood above the hob, space for free standing fridge/freezer, double glazed windows and door to rear garden, radiator.

FIRST FLOOR LANDING

Access to loft space, doors to:

BEDROOM

Attractive painted cast-iron fireplace surround, coved ceiling, double glazed window to front, radiator.

BEDROOM

Attractive painted cast-iron fireplace surround, double glazed window to rear, radiator, coved ceiling.

BEDROOM

Coved ceiling, double glazed window to front, radiator.

BATHROOM

Panelled bath set within a tiled surround with mixer tap, handheld shower and folding glazed shower screen, pedestal wash basin, shelved recess, radiator, obscured double glazed window to rear.

SEPARATE WC

Low-level WC, obscured double glazed window to rear.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low brick built wall and entered via a wrought iron gate beneath an archway supporting clematis, a moulded concrete pathway leads to the front door and the remainder of the garden is shingled for ease of maintenance with borders planted with a variety of shrubs, herbaceous and other plants including hibiscus, lilac hot lips and holly amongst others.

REAR GARDEN

The garden to the rear of the property is well enclosed by a combination of walls, trellising and close boarded timber panelled fencing. Directly to the rear of the property is an attractive terrace paved in natural stone and extending to the remainder of the garden which is laid to lawn with a moulded concrete seating area and ornamental pond stocked with the appropriate aquatic plants before it. There are also various specimen shrubs including a buddleia, almanchier, salvias and camellia amongst others. To the far end of the garden is a further paved working area alongside a timber framed shed, this area is partially screened by a trellis supporting various climbing plants. A personal gate to the rear of the garden gives access to the rear walkway

EPC Rating Band D

COUNCIL TAX

Band C approx. £1952.91 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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





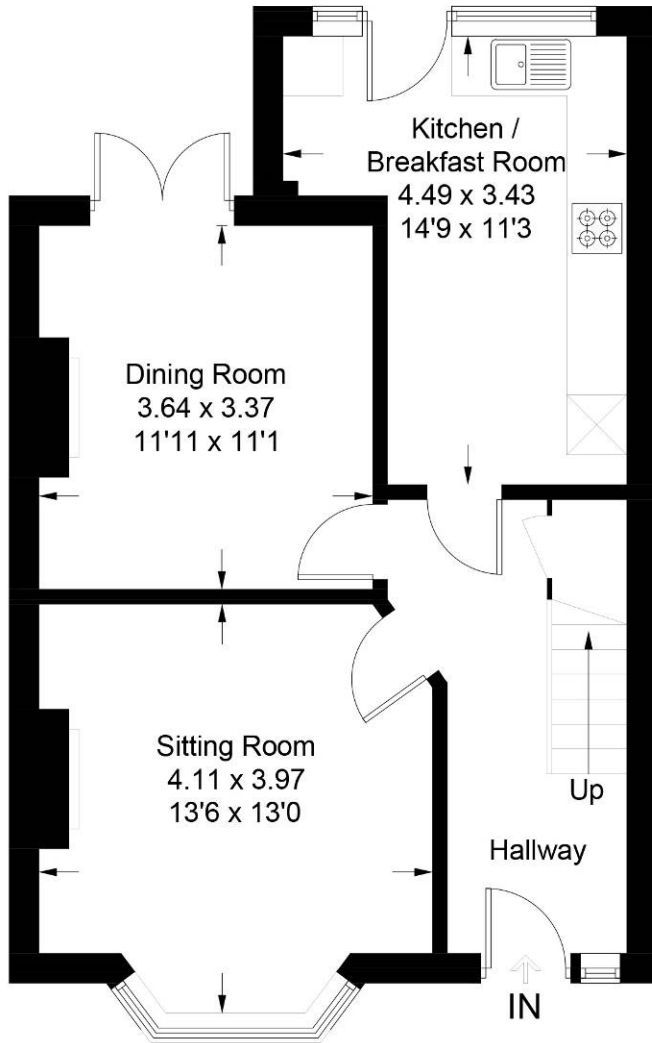
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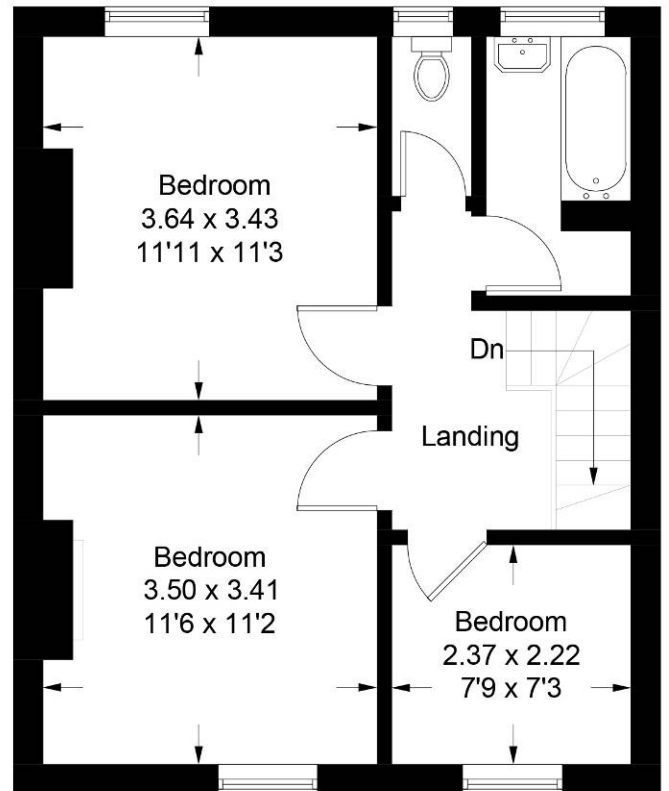
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Approximate Gross Internal Area
Ground Floor = 51.2 sq m / 551 sq ft
First Floor = 43.1 sq m / 464 sq ft
Total = 94.3 sq m / 1015 sq ft



Ground Floor



First Floor

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