



49 High Street, Hythe, Kent CT21 5AD



**6 ELM HOUSE  
BARTHOLOMEW STREET, HYTHE**

**£320,000 Freehold  
NO ONWARD CHAIN**

**In a prime central location, a semi detached house offering views over Hythe to the sea and comfortable living accommodation. Comprising a generous sitting/dining room, kitchen, cloakroom, four bedrooms and a bathroom. Secluded south facing garden, garage. EPC E.**



# 6 Elm House

## Bartholomew Street, Hythe CT21 5BY

**Entrance Hall, Sitting/Dining Room, Kitchen, Cloakroom,  
Four Bedrooms, Bathroom,  
Delightful Garden, Garage**

### DESCRIPTION

Nestled on Hythe's picturesque lower hillside from where it enjoys views across Hythe to the sea in the distance, this semi-detached family house offers spacious accommodation, the majority of which enjoys an appealing southerly aspect. The property has been a much loved home but it is fair to say that it now requires updating and improvement throughout, it has been priced to reflect this and is considered well worthy of any expenditure required and has the potential to provide an exceptionally comfortable home.

**N.B.** A satisfactory internal/external structural survey of the property was conducted in August 2023 by a chartered structural engineer, with a copy of the subsequent report available to view. Recommended repairs to an external brick flank wall were professionally carried out following the report, with an invoice for this work available to view from the FMB-member building company commissioned (which is also a registered business with Trustmark, the Government-endorsed quality scheme).

The accommodation comprises an entrance hall, sunny sitting/dining room, kitchen and cloakroom. On the first floor there are four bedrooms and a bathroom. The garden is a particularly appealing aspect of the property being south facing and beautifully secluded. The property also benefits from a garage and off road non designated parking.

### SITUATION

Bartholomew Street falls within the desirable Conservation Area of the town, close to the bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes. The town is also well served by 4 supermarkets (Waitrose, Iceland and Aldi, plus a large Sainsbury's just minutes walk from Elm House), 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 transport links, with a main line railway station in Saltwood (Sandling 2 miles) and access to the M20 (Junction 11 4 miles). The High Speed 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 just over 3 miles away and the ferry port of Dover approximately 12 miles away. Local bus services arrive/depart close to the property, within Red Lion Square.

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The accommodation comprises:

### **ENTRANCE VESTIBULE**

Entered via a double glazed door with obscure glazed panel to side, access to understairs storage cupboard, wood effect flooring, door to:-

### **ENTRANCE HALL**

Staircase to 1st floor, doors to:-

### **KITCHEN**

Fitted with base cupboard and drawer units, recess for undercounter fridge, worksurface inset with four burner gas hob, sink and drainer unit with cupboard beneath, electric oven, tiled splashbacks, access to larder cupboard, access to cupboard housing Warm Air Boiler (not operational/unserviced), door to:-

### **SITTING/DINING ROOM**

Double glazed windows and double glazed casement doors opening to and overlooking the rear garden, wall mounted gas fire, coved ceiling.

### **CLOAKROOM**

Close coupled WC, part tiled walls, extractor fan.

### **FIRST FLOOR LANDING**

Double glazed window over stairwell, access to loft space, access to shelved storage cupboard, doors to:-

### **BEDROOM 1**

Fitted wardrobe cupboards and overhead storage cupboard above recess for double bed, double glazed window to front with views over Hythe towards the sea, double glazed window to rear.

### **BEDROOM 2**

Double glazed window with views over Hythe towards the sea, coved ceiling.

### **BEDROOM 3**

Double glazed window to rear with views over Hythe towards the sea, coved ceiling.

### **BEDROOM 4**

Double glazed window to rear.

### **BATHROOM**

Cast iron bath with electric shower over, close coupled WC, pedestal wash basin, part tiled walls, obscure double glazed window to rear, heated towel rail, shaver point.

### **GARAGE**

Up and over door to front.

### **REAR GARDEN**

The south facing garden to the rear is well enclosed by a mixture of close boarded timber fencing, mature hedging and a Grade II Listed wall. A flight of steps lead down to a generous stone paved terrace from where a further flight of steps lead down to the remainder of the garden backed by borders planted with a variety of shrubs, herbaceous and other plants and a timber gate gives access to Bartholomew Street.

### **FRONT GARDEN**

The garden to the front of the property is predominantly topped in stone for ease of maintenance and a flight of steps lead down to the front door. Two Useful store cupboards.

### **EPC Rating E**

### **COUNCIL TAX**

Band D approx. £2197.03 (2022/23)  
Folkestone & Hythe District Council.

### **VIEWING**

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




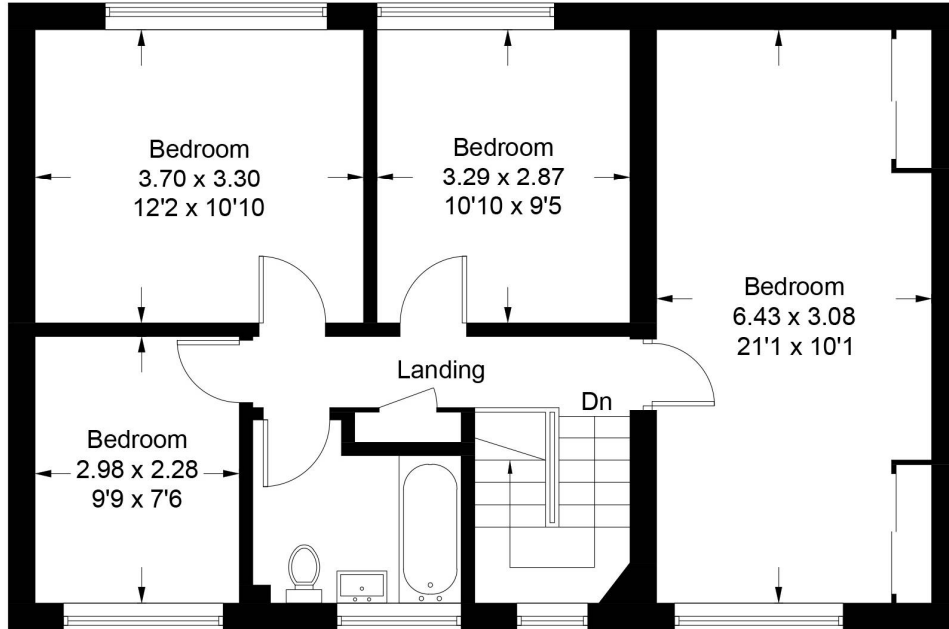




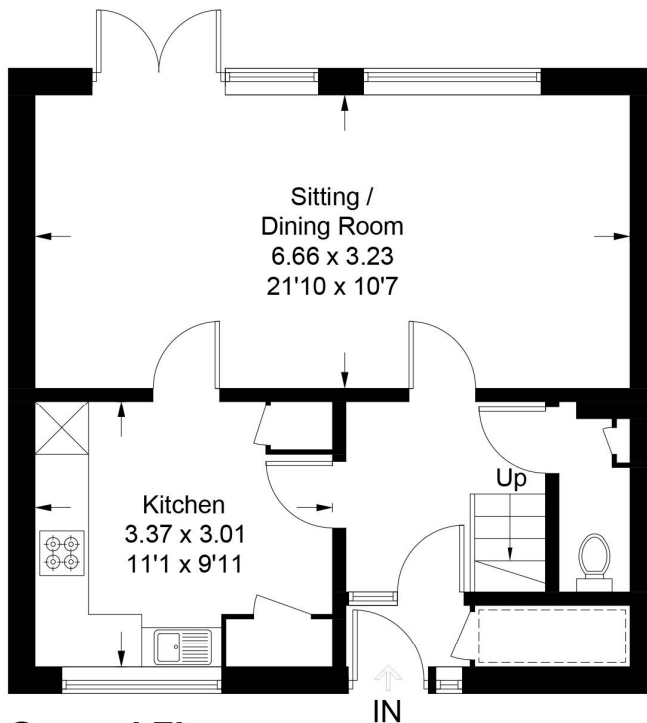
# Elm house, Hythe, CT21

Approximate Gross Internal Area  
Ground Floor = 43.6 sq m / 469 sq ft  
First Floor = 65.1 sq m / 701 sq ft  
Total = 108.7 sq m / 1170 sq ft

 = Reduced headroom below 1.5m / 5'0



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1059430)