



49 High Street, Hythe, Kent CT21 5AD



**5 CANNONGATE AVENUE,
HYTHE**

£575,000 Freehold

Situated in a peaceful enclave from where it commands superb views over Hythe and of the sea, this unique detached house offers versatile accommodation with a generous open plan kitchen/dining/living space designed to compliment a modern lifestyle and 3-4 bedrooms (2 en-suites). Secluded gardens, parking. EPC C



5 Cannongate Avenue, Hythe CT21 5PS

**Entrance Hall, Two Ground Floor Bedrooms, Utility Room and Shower Room,
First Floor Landing, Open Plan Kitchen/Dining/Living Room,
Two Bedrooms (one en-suite, one with dressing area), Shower Room**

DESCRIPTION

This highly individual detached house is ideally positioned in a peaceful enclave, within a reasonable walking distance of the town centre and from where it commands a magnificent southerly vista over Hythe, of the sea and, on a fine day, around the bay to Dungeness and at night, to the coast of France. The property appears to have been well maintained and has benefitted from the installation of a new boiler in 2022 and replacement double glazing which still has circa three years to run on the guarantee.

The accommodation is of particularly comfortable proportions with a wide entrance hall leading to two ground floor bedrooms, which have in the past, in conjunction with the adjoining utility room and en-suite shower room, been utilised as a very comfortable self contained annexe with its own entrance (ideal for a dependant relative or for use as a home office). On the first floor the landing leads to a particularly generous, open plan kitchen/dining/living space which has been designed to compliment a modern lifestyle, incorporates a very comprehensive kitchen with integrated appliances and a wide expanse of glazing opening to a Juliet balcony from where wonderful views can be enjoyed. Beyond the living space is a very pleasant sun room connecting the space with the outside. There are also two bedrooms, the second with an en-suite shower room, the principal bedroom with an adjoining dressing room and a shower room.

To the front of the house there is off street parking on the driveway and a level lawned garden which is afforded a great deal of privacy by some magnificent palms. To the rear is a delightfully secluded courtyard with a pond, summer house and elevated seating platform, the perfect vantage point from which to enjoy the views.

SITUATION

Conveniently situated on Cannongate Avenue, an exclusive location only a short walk from the town centre with its 4 supermarkets (including Waitrose, Sainsburys and Aldi) and bustling, vibrant High Street with a range of independent shops, boutiques, cafes and restaurants, doctors surgeries, dentists etc. The Royal Military Canal is close by, with pleasant towpath walks and cycle path and the attractive, unspoilt seafront and long pebbly beach is a level walk away. There is a wide variety of sporting and leisure facilities in the area, including the Hotel Imperial Leisure Centre, cricket and lawn tennis clubs, 2 golf courses, sailing club, etc. There are many clubs and societies within the town that welcome new members, and a fortnightly farmers market. The town is well served with educational establishments including Hythe Bay C of E Primary School, St Augustine's Roman Catholic Primary School and Brockhill Performing Arts College. There are boys and girls Grammar in nearby Folkestone.

There are bus stops close by with local services to Folkestone, Ashford, Romney Marsh, etc. and Hythe is very conveniently located for easy access to the M20 (Junction 11 - 4 miles), Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (11 miles). Sandling main line railway station, approximately 2½ miles away on the outskirts of Saltwood, offers regular commuter services to London and High Speed trains to London St Pancras are available from Folkestone and Ashford with journey times of under an hour.

The accommodation comprises:

ENTRANCE HALL

Entered via a composite door with an obscured double glazed panel to side, staircase to 1st floor, understairs storage and cloaks area, door to:

BEDROOM

High-level obscure double glaze window, fitted wardrobe cupboards, further high-level fitted cupboards, wardrobe, radiator, recessed lighting, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure with Triton electric shower, wall hung wash basin with vanity cupboard below, low-level WC, tiled walls, extractor fan, mirrored vanity cupboard, heated ladder rack towel.

GROUND FLOOR SITTING ROOM (or bedroom) Double glazed window to front, access to built-in cupboards (housing water softener) open through to:-

UTILITY ROOM

Fitted with worksurface inset with stainless steel sink and drainer unit with mixer tap and cupboards beneath, space for freestanding fridge freezer, coordinating wall cupboards, coordinating breakfast bar, tiled splashbacks, obscure double glazed window to side, timber effect flooring, coved ceiling, recessed lighting, radiator.

FIRST FLOOR LANDING

Double glazed window over stairwell, radiator, access to loft space, door to airing and storage cupboard housing factory lagged hot water cylinder, doors to:-

BEDROOM ONE

Double glazed window to front with views across Hythe and of the sea, recessed lighting, radiator, open through to dressingroom fitted with wardrobes, recessed lighting, double glazed window to front with views across Hythe and of the sea, radiator.

SHOWER ROOM

Walk in shower enclosure with thermostatically controlled power shower wash basin set in to worksurface with cupboards below and to either side, low-level WC with concealed cistern, illuminated mirror above, heated towel radiator, obscured double glazed window to side, tiled walls, tiled floor.

BEDROOM

Fitted wardrobe and coordinating pair of drawers, circular window to side and double glazed window to rear overlooking the rear garden, coved ceiling, radiator, door to:-

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled power shower, pedestal wash basin, low-level WC, tiled walls, coved ceiling, obscure double glazed window to rear.

OPEN PLAN KITCHEN/DINING/LIVING SPACE

Karndean flooring throughout.

KITCHEN Well fitted with a range of base cupboards and drawer units incorporating integrated Neff dishwasher and integrated Bosch washing machine, square edge worksurface inset with 1 ½ bowl sink and drainer unit with mixer tap, four burner gas hob with illuminated extractor hood above, tiled splashbacks coordinating, wall cupboards, bank of full height cupboards with integrated fridge and freezer and pull out larder cupboard, coordinating semi circular peninsula island with integrated power sockets, double glazed windows to rear, recessed lighting, radiator .

DINING AREA

Double glazed window overlooking the rear garden, radiator.

LIVING SPACE

Double glazed sliding doors with Juliet balcony enjoying magnificent views over Hythe and of the sea, recessed lighting, radiator, double glazed sliding doors giving access to the:-

SUN ROOM of UPVC construction with sliding doors to side and glazed panels to front enjoying views across Hythe and of the sea.



OUTSIDE

Front garden

The garden to the front of the property is set behind a low brick wall topped with wrought iron railings. There is a generous driveway providing off-road parking from where steps lead up to the side of the house to the sunroom. To the right is a generous block paved driveway entered via a pair of wrought iron gates and providing off-road parking and access to the front door. The garden to the front of the house is laid mainly to lawn edged by borders planted with a row of palm trees affording a great deal of privacy to the front of the property, together with a magnificent specimen cordyline and olive tree. The beds are planted with various other shrubs and herbaceous plants including arum lilies and hydrangea. . Access can be gained to either side of the house to the:

REAR GARDEN

The garden to the rear of the property has been designed for ease of maintenance and is block paved providing a delightful terrace ideal for alfresco dining and entertaining. There is a raised bed encompassing an ornamental pond and a flight of steps leads to a further small elevated terrace, the perfect vantage point from which to enjoy the views over Hythe and of the sea. Within the garden is a pretty timber framed summer house and beyond this a timber framed garden shed.

EPC Rating Band C

COUNCIL TAX

Band C approx. £1952.91 and Band A approx. £1464.69 (2023/24) Folkestone & Hythe District Council.

VIEWING

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

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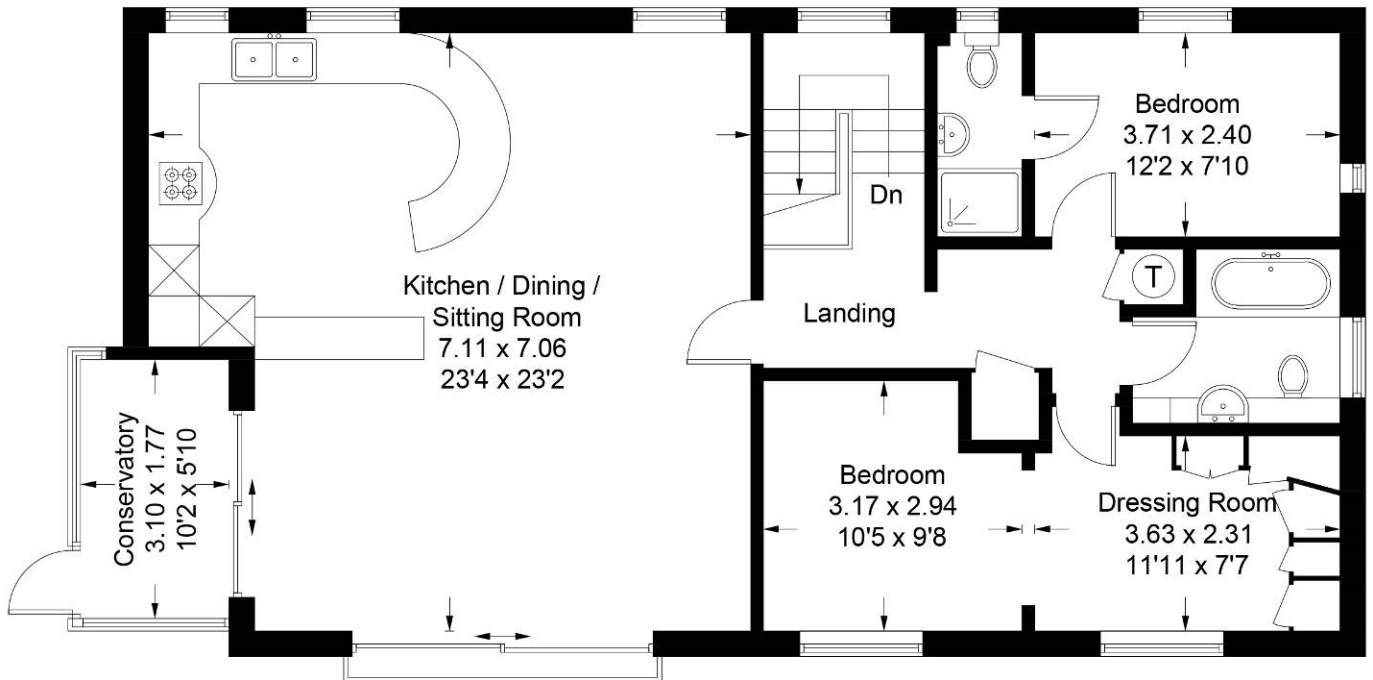







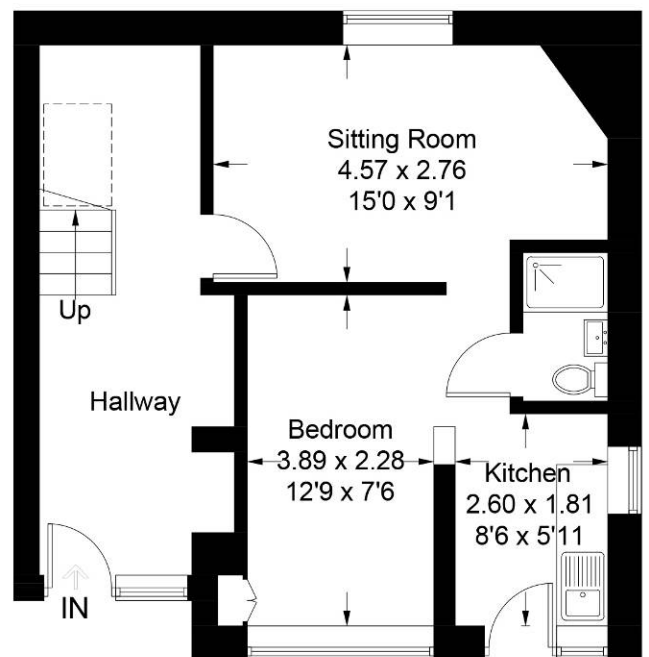
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Approximate Gross Internal Area = 146.4 sq m / 1576 sq ft



First Floor

 = Reduced headroom below 1.5m / 5'0



Ground Floor

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