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49 High Street, Hythe, Kent CT21 5AD



## 24 SIR JOHN MOORE AVENUE HYTHE

**£325,000 Freehold**  
**NO ONWARD CHAIN**

Well presented end of terrace house in a convenient central location on the lower hillside from where it enjoys far reaching views to the sea. The accommodation comprises a sitting room, kitchen/dining room, cloakroom, three bedrooms and bathroom. Delightful garden. EPC D.



**24 Sir John Moore Avenue  
Hythe  
CT21 5DE**

**Entrance Vestibule, Sitting Room, Kitchen/Dining Room, Cloakroom,  
Three Bedrooms, Bathroom  
Pretty Garden To Rear**

**DESCRIPTION**

This well proportioned end of terrace house is well situated on the sought after lower hillside from where it enjoys expansive views over Hythe and of the sea. The property enjoys well presented accommodation of particularly comfortable proportions with an appealing split level design.

The accommodation includes an entrance vestibule, smartly fitted kitchen/dining room, cloakroom, three bedrooms and sleek contemporary bathroom. Delightful garden to the rear incorporating a contemporary storage facility and a newly completed decked terrace providing the ideal environment in which to relax and dine alfresco. Parking is generally readily available on the street outside.

**SITUATION**

Sir John Moore Avenue enjoys a convenient central location on the sought after lower hillside within a short walk of Hythe's bustling High Street with its range of interesting shops, boutiques, restaurants and cafes. The town is also well served by 4 supermarkets (including Waitrose, Sainsburys and Aldi), 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. 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 VESTIBULE**

Entered via a timber panelled and double glazed door with double glazed window to side and above, ceramic tiled floor, radiator, stairs to sitting room and door to:-

### **CLOAKROOM**

Low level WC, wall hung wash basin with tiled splashback, timber framed double glazed window to front, fitted with folding plantation style shutters, radiator, tiled floor.

### **SITTING ROOM**

Timber effect flooring, access to deep under stairs storage cupboard, timber framed and double glazed window to front enjoying far reaching views over Hythe and of the sea, radiator. Staircase leading up to mezzanine landing with stairs continuing to first floor and door to:-

### **KITCHEN/DINING ROOM**

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated Bosch oven and space and plumbing for dishwasher. Rolled top granite effect work surfaces inset with 4 burner Bosch gas hob with Bosch extractor hood above and stainless steel sink and drainer unit with mixer tap, tiled splashbacks. Coordinating wall cupboards with concealed lighting below, further bank of coordinating units incorporating full height shelved storage cupboard and space for freestanding fridge/freezer. Further cupboard housing Baxi gas fired boiler, ceramic tiled flooring throughout, recessed lighting, timber framed double glazed window to rear overlooking the garden, further timber framed double glazed casement door with double glazed window to side overlooking the garden, radiator.

### **First Floor**

Staircase continuing to second floor, shelved linen cupboard, doors to bathroom and:-

### **BEDROOM 1**

Set beneath a vaulted ceiling, timber framed double glazed window to front commanding far reaching views over Hythe and around the bay to Dungeness and fitted with folding plantation style shutters, radiator.

### **BEDROOM 2**

Range of fitted wardrobe cupboards, set beneath a vaulted ceiling, timber framed double glazed window to rear fitted with plantation style shutters, radiator.

### **BEDROOM 3**

Built in shelved storage cupboard, fitted desk with shelving above, timber framed double glazed window to rear, fitted with folding plantation style shutters and overlooking the garden, radiator.

### **BATHROOM**

Well fitted with a contemporary suite comprising twin ended bath with central mixer tap, tiled shower enclosure with thermostatically controlled shower, low level WC, wall hung wash basin, tiled floor, walls tiled and or mirrored to half height set beneath a vaulted ceiling incorporating double glazed Velux roof light, recessed lighting, wall mounted heated ladder rack towel rail.

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## **OUTSIDE**

### **Rear garden**

Directly to the rear of the property is an attractive decked terrace which steps up to an elevated area of lawn surrounded by borders which have been thoughtfully planted for year-round interest including various shrubs, herbaceous and other plants such as hydrangea, roses and ornamental grasses amongst others. At the far end of the garden is a further elevated decked terrace, ideal for catching the last of the evening sun, beyond which is a timber framed open ended storage facility. The garden is enclosed by a combination of contemporary timber fencing and brick-built walls. To the far end of the garden a gate gives access to the rear access.

### **Front garden**

The garden to the front of the property incorporates a pathway leading to the front door, also giving access to an external storage cupboard with the remainder being predominantly laid to lawn.

### **COUNCIL TAX**

Band B approx £1708.80 (2022/23)  
Folkestone & Hythe District Council.

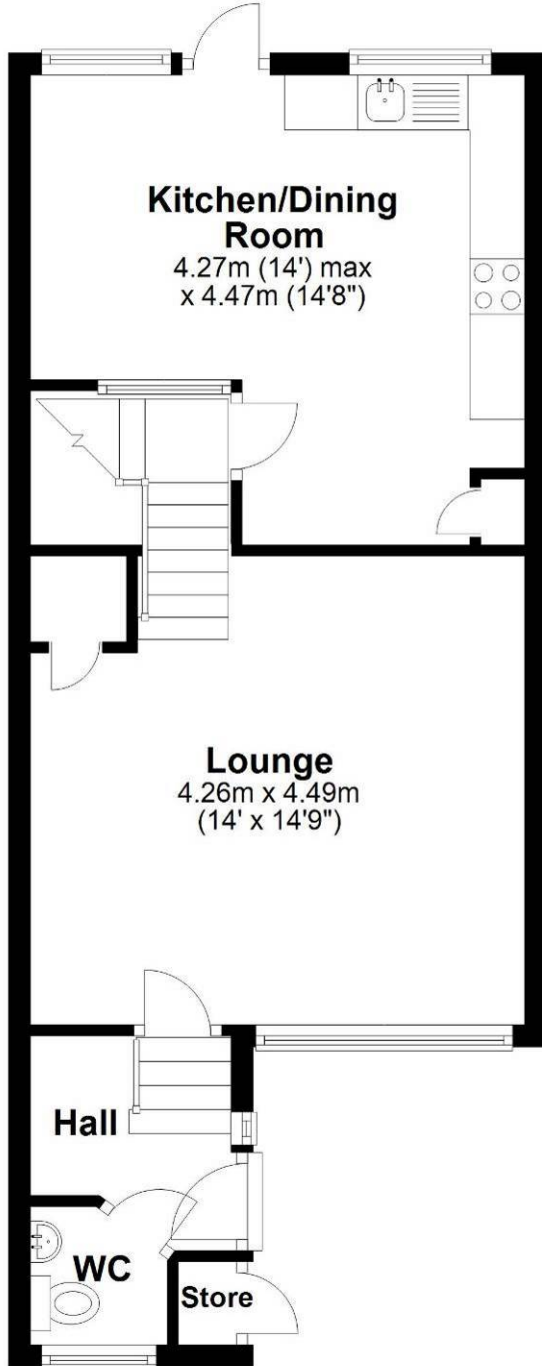
### **VIEWING**

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



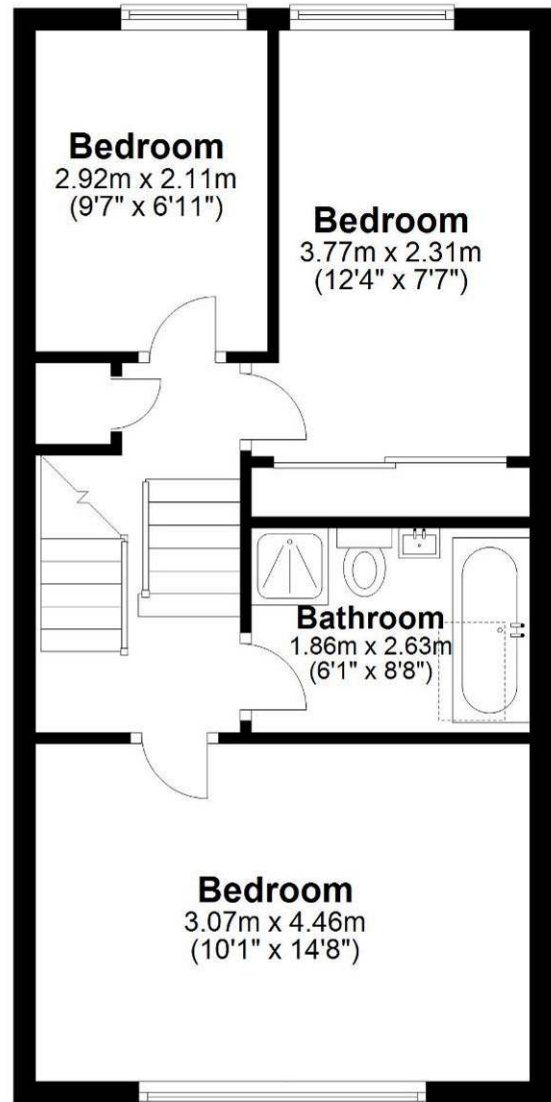
## Ground Floor

Approx. 44.0 sq. metres (473.6 sq. feet)



## First Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



Total area: approx. 86.2 sq. metres (928.2 sq. feet)

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