



49 High Street, Hythe, Kent CT21 5AD



**4 ELM HOUSE
BARTHOLOMEW STREET,**

**£395,000 Freehold
NO ONWARD CHAIN**

In a prime central location, a well presented semi detached family house offering views over Hythe to the sea and comfortable living accommodation. Comprising a generous sitting/dining room, kitchen, cloakroom, three bedrooms and a bathroom. Secluded south facing garden, garage & parking. EPC D.



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**4 Elm House
Bartholomew Street
Hythe
CT21 5BY**

**Entrance Hall, Sitting/Dining Room, Kitchen, Cloakroom,
Three Bedrooms, Bathroom,
Delightful Garden, Garage & Parking**

DESCRIPTION

Nestled on Hythe's picturesque lower hillside from where it enjoys views across Hythe to the sea in the distance, this well presented semi-detached family house offers spacious accommodation, the majority of which enjoys an appealing southerly aspect.

The accommodation comprises an entrance hall, sunny sitting/dining room, fitted kitchen and cloakroom. On the first floor there are three 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 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 (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.)

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The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a wood effect composite and obscure double glazed door with obscure double glazed panel to side, door to:-

ENTRANCE HALL

Staircase to 1st floor, access to under stairs storage cupboard, access to shelved storage cupboard, radiator, doors to:-

CLOAKROOM

Low level WC, wall hung wash basin with tiled worksurface to either side with vanity cupboard and shelves below, wall mounted Baxi Boiler, radiator, timber effect flooring, radiator.

SITTING ROOM/DINING ROOM

Double glazed picture window with double glazed door giving access to the rear garden and looking through to the rear garden and with views over Hythe and of the sea in the distance, further double glazed window overlooking the rear garden, radiators, door to:-

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine, integrated dishwasher, recess for freestanding electric cooker, tiled splashbacks, coordinating wall cupboards, access to shelved storage cupboard, double glazed window to front.

FIRST FLOOR LANDING

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

BEDROOM 1

Fitted wardrobe cupboards, double glazed window to rear with views over Hythe and towards the sea, radiator.

BEDROOM 2

Double glazed window to rear with views over Hythe and towards the sea, radiator.

BEDROOM 3

Fitted wardrobe cupboard, double glazed window to front, radiator.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment, glazed shower screen, pedestal wash basin, low-level WC, part tiled walls, obscure double glazed window to front, timber effect flooring, radiator.

GARAGE

Up and over door to front, window to side, power and light.

REAR GARDEN

The south facing garden to the rear is well enclosed by a mixture of close boarded timber fencing 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 which is predominantly laid to lawn and backed by borders planted with a variety of shrubs, herbaceous and other plants. A timber gate gives access to Bartholomew Street.

FRONT GARDEN

The garden to the front of the property is predominantly paved for ease of maintenance and a flight of steps lead down to the front door. Two Useful store cupboards, outside tap. Access can be gained by a timber gate to the rear garden.

EPC Rating D

COUNCIL TAX

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

VIEWING

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




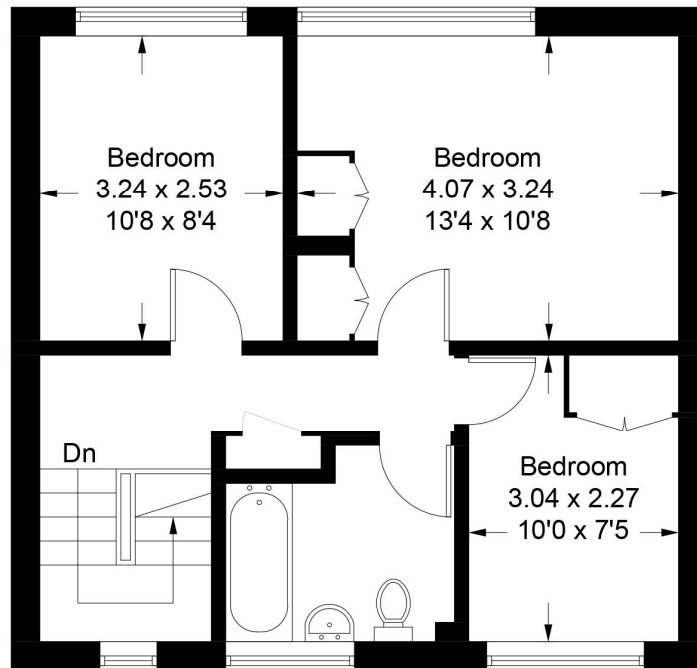




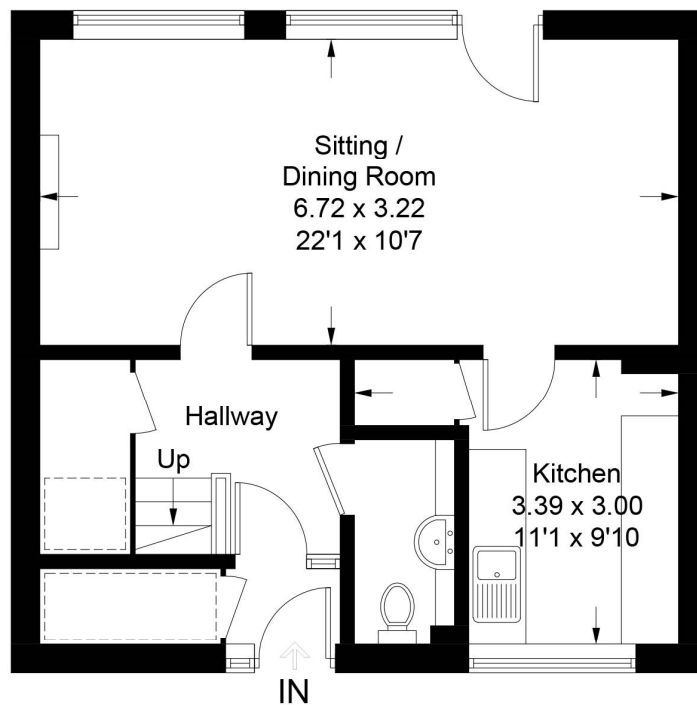
Elm House, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 42.8 sq m / 461 sq ft
First Floor = 42.5 sq m / 457 sq ft
Total = 85.3 sq m / 918 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 © (ID1023628)