



49 High Street, Hythe, Kent CT21 5AD



### 3 THE TILE HOUSE MOUNT STREET, HYTHE

**£310,000 Freehold**  
**NO ONWARD CHAIN**

A well presented end of terrace house, in a prime and particularly convenient central location, moments from the High Street. Comprising a sitting/dining room, kitchen, cloakroom, two bedrooms and a shower room. Pretty courtyard garden & off-road parking. EPC C



**3 The Tile House  
Mount Street  
Hythe  
CT21 5NT**

**Sitting/Dining Room, Fitted Kitchen, Cloakroom  
Two Bedrooms, Shower Room,  
Off-Road Parking, Courtyard Garden**

**DESCRIPTION**

Situated in a prime central location, convenient for all local amenities, this attractively presented end of terrace house offers comfortable, light and airy accommodation. This includes a double aspect sitting/dining room, fitted kitchen and cloakroom. On the first floor there are two bedrooms and a shower room.

To the rear of the house is a delightful enclosed courtyard garden and access to the parking space.

**SITUATION**

Mount Street is situated within the desirable Conservation Area of the town, on level ground, moments from the Royal Military Canal, Waitrose and the vibrant High Street with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets, doctors surgeries, etc.

The attractive, unspoilt seafront is only a little further away together with a variety of sports and leisure facilities, including 2 golf courses and the Hotel Imperial Leisure Centre. The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 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:

### **SITTING/DINING ROOM**

Entered via timber panelled door, staircase to 1st floor, double glazed windows to front and side, radiator concealed by decorative cover, coved ceiling, door to kitchen, door to:-

### **CLOAKROOM**

Low-level WC, wall hung wash basin with tiled splashback.

### **KITCHEN**

Well fitted with a range of base cupboards and drawer units incorporating integrated fridge/freezer, washing machine and electric oven, square edged worksurface inset with ceramic sink and drainer unit with mixer tap, four burner gas hob, tiled splashback, coordinating wall cupboards, timber framed double glazed window to rear, timber panelled and glazed door giving access to the rear courtyard garden, tiled floor.

### **FIRST FLOOR LANDING**

Doors to:-

### **BEDROOM 1**

Double glazed timber framed windows to front and rear, fitted wardrobe cupboards and overhead storage cupboards above

recess for double bed, coordinating drawers, coved ceiling, radiator.

### **BEDROOM 2**

(Currently being utilised as a dressing room)  
Fitted wardrobe cupboards, timber framed double glazed window to front, access to cupboard housing the hot water cylinder, access to loft space, radiator.

### **SHOWER ROOM**

Tiled shower enclosure with thermostatically control shower, low-level WC, pedestal wash basin, bidet, access to cupboard housing the Potterton gas boiler, timber framed double glaze window to rear, tiled walls, radiator.

### **OUTSIDE**

Directly to the rear of the property is a paved courtyard garden, a timber gate gives access to the **parking space**.

### **EPC Rating C**

### **COUNCIL TAX**

Band B approx. £1788.63 (2024/25)  
Folkestone & Hythe District Council.

### **VIEWING**

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













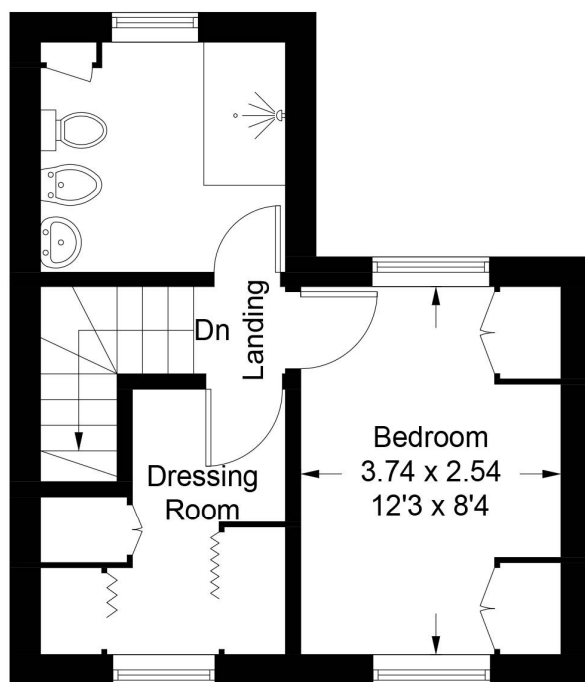
# The Tile House, Hythe, CT21

Approximate Gross Internal Area

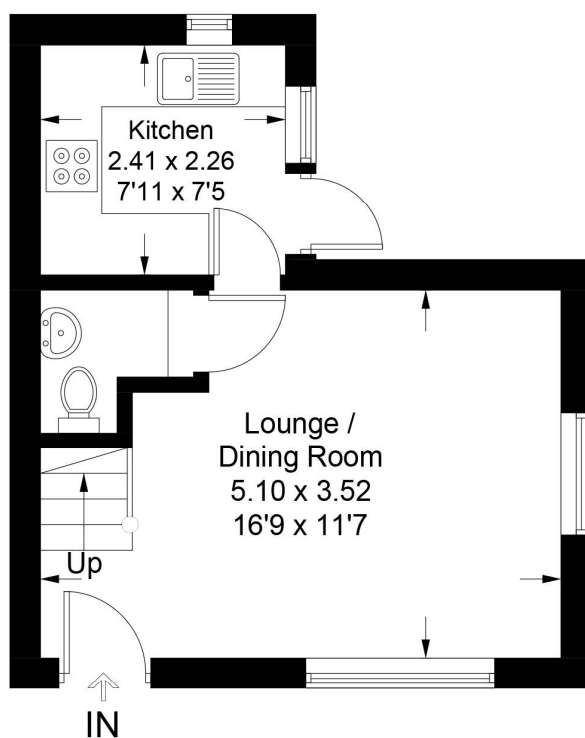
Ground Floor = 23.6 sq m / 254.5 sq ft

First Floor Floor = 24.9 sq m / 267.5 sq ft

Total = 48.5 sq m / 522.0 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1166322)