



49 High Street, Hythe, Kent CT21 5AD



1 THE AVENUE HYTHE

£525,000 Freehold

Enviably situated on the banks of the Royal Military Canal and enjoying views over the same, a handsome period town house offering spacious and versatile accommodation over three floors with 3 reception rooms, kitchen/breakfast room, 5 bedrooms (1 en-suite), bathroom & shower room. Off-road parking. EPC tbc.



**1 The Avenue
Hythe
CT21 5NJ**

**Entrance Hall, Sitting Room Open Plan to Dining Room,
Kitchen/Breakfast Room, Study, Cloakroom
Five Bedrooms (1 En-Suite), Bathroom, Shower Room,
Front Garden, Off-Road Parking**

DESCRIPTION

This handsome period town house stands adjacent to the banks of the Royal Military Canal over which it enjoys particularly pleasant views from the upper floors. The well proportioned, light and airy accommodation comprises an entrance hall leading to the dining room which in turn is open to the sitting room with its south facing bay window and fireplace with woodburning stove. To the rear of the house is a generous kitchen/breakfast room, a study and a cloakroom. The first and second floors comprise five bedrooms (the master with en-suite), a bathroom and shower room.

Set behind a low wall to the front of the house is a shallow garden facing south, an ideal spot to watch the world go by. To the side of the house there is two parking space with vehicular access from Prospect Road.

SITUATION

In the heart of the town, in the desirable Conservation Area of the town, fronting onto the banks of the historic Royal Military Canal. The bustling High Street is moments away, with its variety of interesting shops, boutiques, restaurants and cafes. The town is also well catered for with 4 supermarkets (including Waitrose, Sainsburys and Aldi), dentists, doctors surgeries, etc.

The attractive, unspoilt seafront is 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 HALL

Entered via a timber panelled and glazed door with glazed fan light above, staircase to first floor, access to understairs storage cupboard, radiator, timber effect flooring, door to:-

INNER HALL

A flight of three steps down to the kitchen, open to dining room.

DINING ROOM

Window to side, serving hatch through to kitchen, radiator, open through to:-

SITTING ROOM

Double glazed sash windows to front, coved ceiling, picture rail, feature brick fireplace inset with woodburning stove set upon a brick hearth, two wall light points, radiator, timber effect flooring.

KITCHEN/BREAKFAST ROOM

Well fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine, recess housing Smeg dual fuel range cooker with extractor hood above, square edged worksurface inset with stainless steel sink with mixer tap, tiled splashbacks, coordinating wall cupboards, access to larder cupboard, windows to side and rear, radiator, space and plumbing for washing machine, space for freestanding American fridge freezer, tiled floor, recessed lighting, door to:-

STUDY

Double glazed roof lantern, double glazed window to side and rear, recessed lighting, radiator, timber panelled stable door giving access to the rear, door to:-

CLOAKROOM

Low level WC, wash hand basin.

Stairs to:

HALF LANDING

Dado rail, double glazed window over stairwell, stairs to first floor, doors to:

BATHROOM

Freestanding roll top bath raised on claw and ball feet with central mixer tap and handheld shower attachment, tiled shower enclosure with Triton electric shower, low level WC, pedestal wash basin, built-in vanity cupboards, obscured double glazed window to side and to rear, access to walk-in airing cupboard housing the wall mounted Worcester gas boiler and with obscure glazed window to rear, recessed lighting, heated towel rail, tiled floor.

FIRST FLOOR LANDING

Dado rail, stairs to second floor, doors to:

BEDROOM 1

Fitted wardrobe cupboards, double glazed window to front and enjoying views over the Royal Military Canal, bay window to side, coved ceiling, radiator, archway through to:-

EN-SUITE BATHROOM

P ended shower bathroom with mixer tap and handheld shower attachment, glazed shower screen, low-level WC with concealed cistern, pair of circular wash basins set onto worksurface with freestanding taps and vanity cupboards below, fitted cupboard to side, recessed mirror, part tiled walls, heated towel rail, double glazed window to front, tiled floor.

BEDROOM 2

Double glazed window to rear, timber effect flooring, radiator.

SECOND FLOOR LANDING

Double glazed window to rear, access to built-in cupboard, access to loft space, doors to:-

BEDROOM 3

Double glazed window to rear, fitted wardrobe cupboards, timber effect flooring, radiator.



BEDROOM 4

Double glazed window to front with views of the Royal Military Canal, radiator.

BEDROOM 5

Double glazed window to front with views of the Royal Military Canal, radiator, timber effect flooring.

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low level WC, wash basin, tiled floor, extractor fan.

FRONT GARDEN

The garden to the front of the property is set behind a low wall and is topped in shingle for ease of maintenance, the perfect space to while away a relaxing afternoon on the banks of Hythe's impressive Royal Military Canal. To the side of the property there are two parking spaces.

EPC Rating tbc

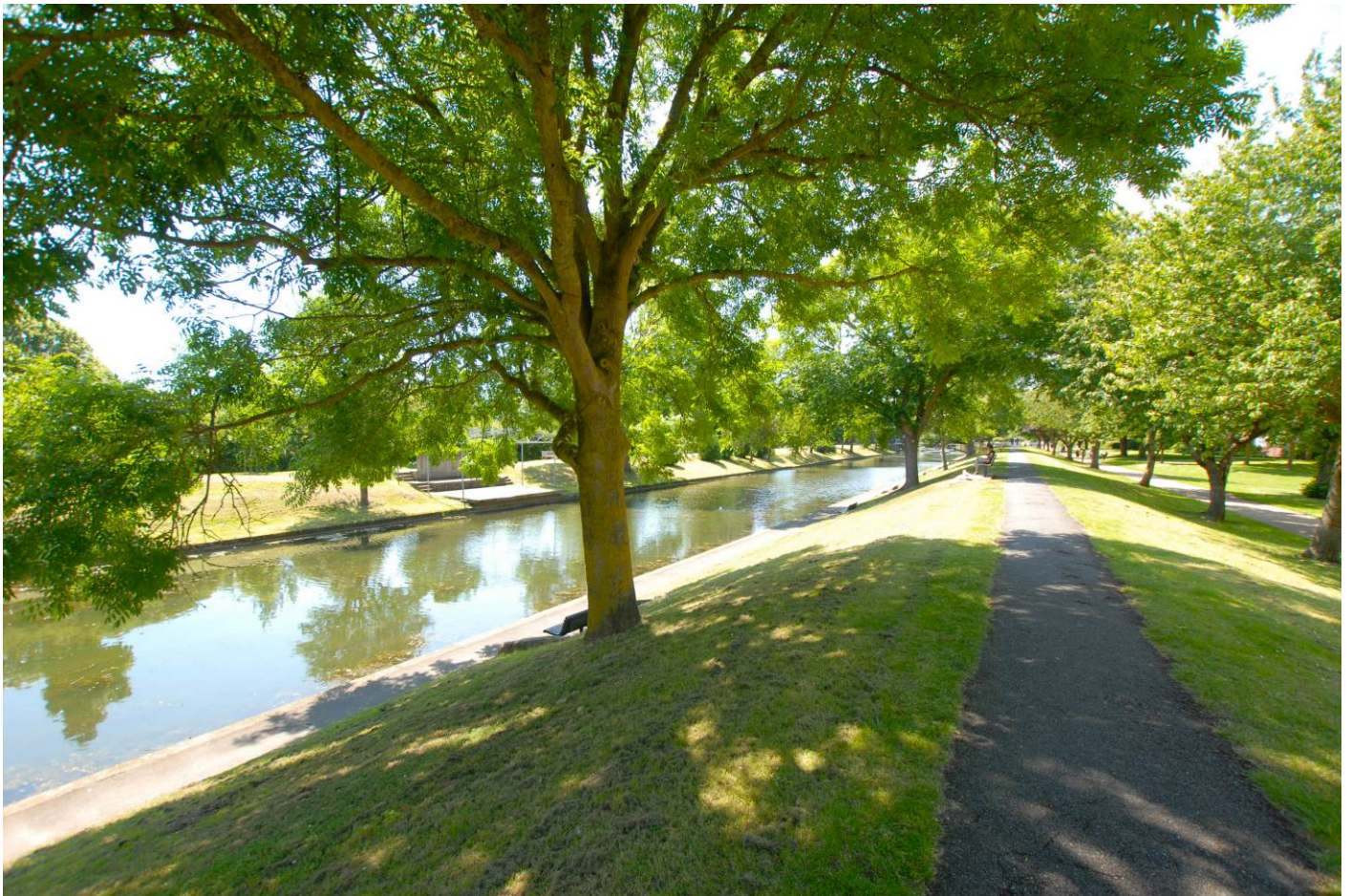
COUNCIL TAX

Band D approx. £2299.66(2024/25)
Folkestone & Hythe District Council.

VIEWING

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

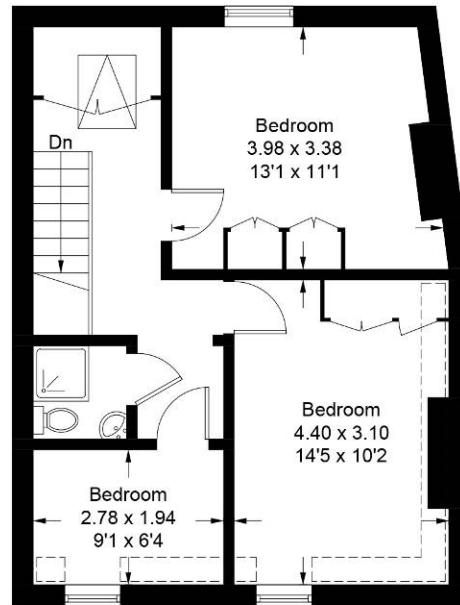
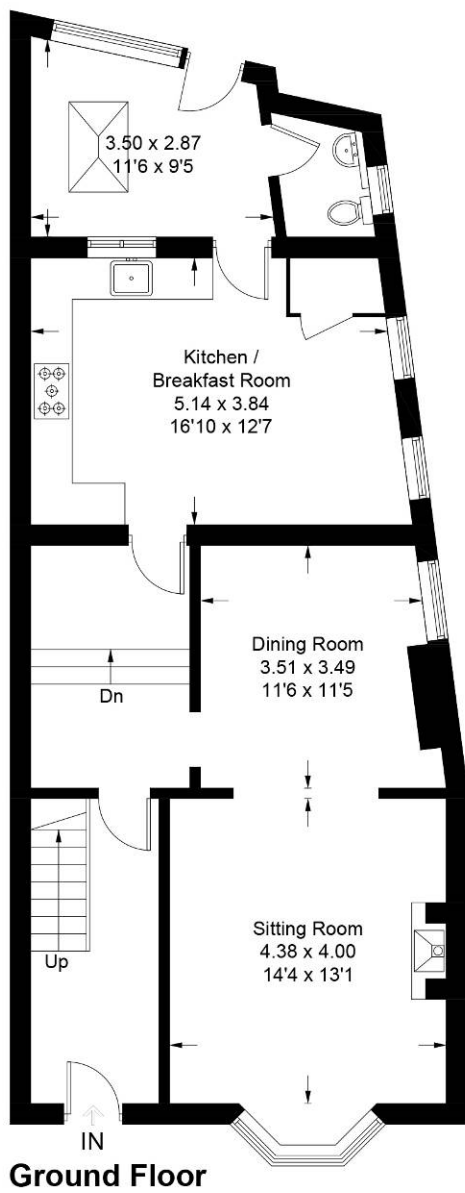




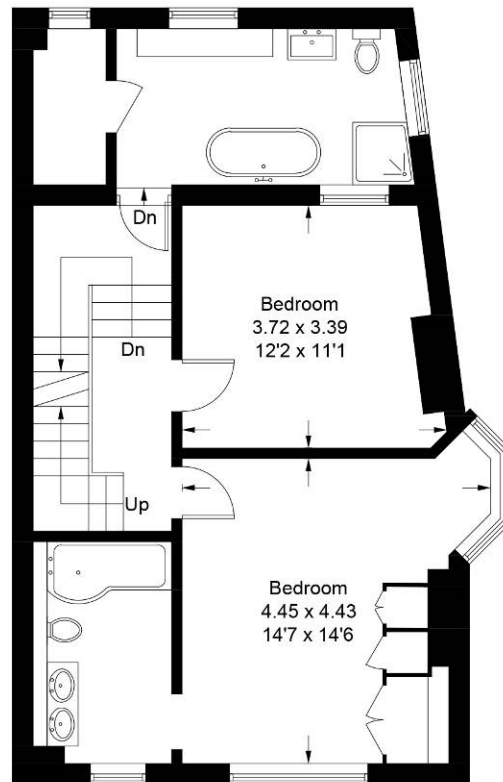
The Avenue, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 83.0 sq m / 893 sq ft
First Floor = 62.1 sq m / 668 sq ft
Second Floor = 47.5 sq m / 511 sq ft
Total = 192.6 sq m / 2072 sq ft

 = Reduced headroom below 1.5m / 5'0"



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1100851)