

**Surveyors
Valuers**



**Estate
Agents**

49 High Street, Hythe, Kent CT21 5AD



46 ST LEONARDS ROAD HYTHE

£550,000 Freehold

Situated in a sought after location this handsome detached period house enjoys impeccably presented accommodation of very comfortable proportions including two reception rooms, kitchen/breakfast room, sun room, utility area, cloakroom, three bedrooms, bathroom & attic room. Delightful west facing rear garden. EPC E



www.lawrenceandco.co.uk

Tel: 01303 266022

email: findahome@lawrenceandco.co.uk

46 St Leonard s Road Hythe CT21 6ER

**Entrance Hall, Sitting Room, Dining room, Sun Room,
Kitchen/Breakfast room, Utility Area, Cloakroom
Three Bedrooms, Bathroom, Attic Room
West Facing Rear Garden**

DESCRIPTION

The handsome well situated Edwardian House enjoys a wealth of original details throughout. The interior is approached via the impressive hallway with its geometric design encaustic tiled floor and includes an elegant sitting room and separate dining room with French doors opening to the sun room. Beyond this is the kitchen/breakfast room which leads through to the utility and cloakroom. The first floor comprises three very comfortable bedrooms (the principal room enjoying sea glimpses from the bay window) and a family bathroom. On the third floor there is a useful attic room.

To the rear of the house the attractive garden enjoys a westerly aspect, is well enclosed and laid to artificial grass for ease of maintenance and being delightfully secluded provides an appealing environment for alfresco dining. There is also a useful side access.

SITUATION

St Leonards Road is considered as one of Hythe s prime locations, very close to the prestigious Fisherman s Beach development and moments from the unspoilt seafront of this ancient Cinque Ports Town, with its long stretches of unspoilt shingle beaches. The house is also on a level approach to the Royal Military Canal and to the nearby bustling High Street which enjoys a variety of independent shops, boutiques, cafes, bars and restaurants. In addition there are 4 supermarkets (including Waitrose, Sainsbury and Aldi). There is also a selection of sports and leisure facilities in the vicinity including tennis, bowls, cricket, squash and sailing clubs as well as other water sports facilities. Hythe Bay Primary School is also very accessible. The larger town of Folkestone is around 5 miles and the Cathedral City of Canterbury is approximately 17 miles distant.

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 (4.2 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. Eurostar trains to Paris and Brussels also depart from the latter. The Channel Tunnel Terminal is around 4 miles away and the ferry port of Dover is 13 miles away. (All distances are approximate.)



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via double glazed doors with glazed fanlight over, original entrance door with stained glass panels.

ENTRANCE HALL

Encaustic tiled floor in geometric pattern, staircase to first floor, central archway with decorative corbel support, radiator concealed by decorative cover, dado rail, doors to:

SITTING ROOM

Attractive painted timber fireplace surround, inset with cast iron fireplace with decorative tiled inserts on a tiled hearth, picture rail, deep moulded cornice, double glazed bay window to front, radiators.

DINING ROOM

Attractive fireplace surround inset with cast iron fireplace with tiled inserts on a tiled hearth, picture rail, deep corniced ceiling, French doors leading to the Sun Room with fan light window over, door through to Kitchen.

SUN ROOM

Pitched polycarbonate roof, radiator, door back through to kitchen, double glazed casement doors giving access to the rear garden, high level windows to side, radiator.

KITCHEN/BREAKFAST ROOM

Well fitted with a range of base cupboards and drawer units, incorporating recess and plumbing for dishwasher, free standing Rangemaster dual fuel cooker .. with Rangemaster extractor hood over, rolled top worksurfaces inset with double sink with mixer tap, wall mounted combination boiler, tiled splashbacks, coordinating wall cupboards, recess for freestanding fridge freezer, double glazed windows to either side, door through to sunroom, recessed lighting, door to:

UTILITY/REAR PORCH

Two built in storage cupboards, space and plumbing for washing machine, double glazed door to the garden, tiled flooring, door to:-

CLOAKROOM

Low level WC, corner wash hand basin with vanity cupboard below, tiled floor, radiator, obscure double glazed window to rear.

FIRST FLOOR

FIRST FLOOR LANDING

Door to staircase to attic room, Dado rail, light well, doors to:

BEDROOM 1

Double glazed bay window and further double glazed window, attractive original cast-iron fireplace with tiled inserts on a tiled hearth, deep moulded cornice, picture rail, two radiators.

BEDROOM 2

Double glazed window overlooking the rear garden, original cast-iron fireplace, two built in storage cupboards, radiator.

BEDROOM 3

Double glazed window overlooking the rear garden, original cast-iron fireplace, radiator.

Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.



BATHROOM

Panelled bath with mixer tap and shower attachment over, glazed shower screen, wall hung wash basin, low level WC, part tiled walls, tiled floor, heated towel radiator, radiator, recessed lighting, access to loft space (fitted with loft ladder), obscure double glazed window.

Door to staircase.

SECOND FLOOR

ATTIC ROOM

Double glazed Velux window at the front and two to the rear, fully enclosed shower cubicle with electric shower, wash hand basin with vanity cupboard below, built in wardrobe cupboard, access to eaves storage, radiator, door to:-

CLOAKROOM

Low level WC.

OUTSIDE

The garden to the front is set behind a low brick wall and with gate giving access to a path leading to the entrance porch. Side access via a timber gate.

The garden to the rear is well enclosed by fencing and trellising, laid to artificial grass providing a low maintenance space. Outside light and water tap. Timber garden shed.

EPC RATING Band E

COUNCIL TAX

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

VIEWING

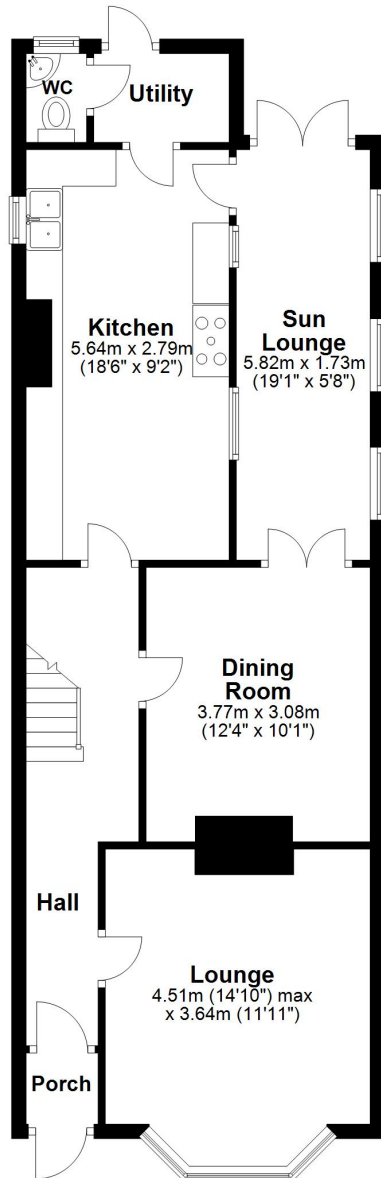
Strictly by appointment with **LAWRENCE & CO, 01303 266022.**





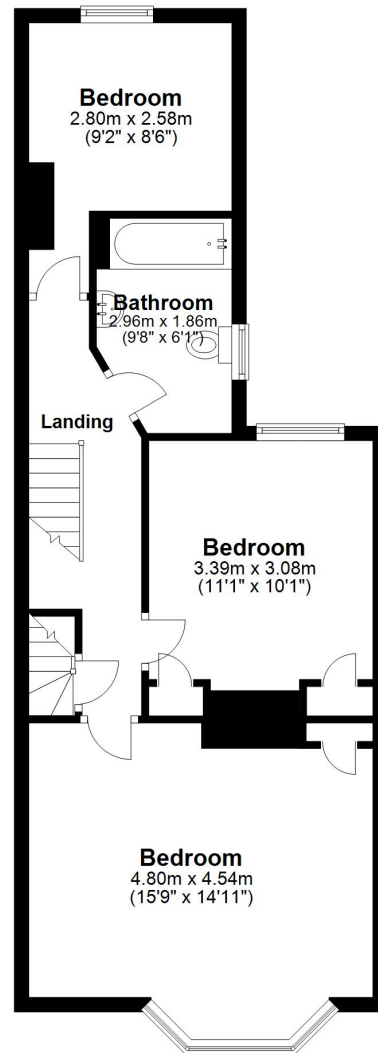
Ground Floor

Approx. 67.7 sq. metres (729.0 sq. feet)



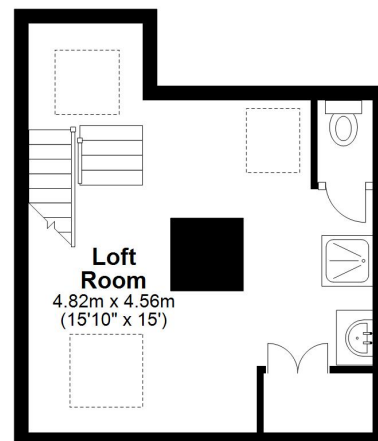
First Floor

Approx. 51.7 sq. metres (556.0 sq. feet)



Second Floor

Approx. 23.2 sq. metres (249.9 sq. feet)



Total area: approx. 142.6 sq. metres (1534.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.