



49 High Street, Hythe, Kent CT21 5AD



10 COASTGUARD COTTAGES LITTLESTONE

£375,000 Freehold
NO ONWARD CHAIN

This enchanting period cottage backs directly onto & enjoys views over Littlestone's renowned Championship Golf Course. Comprising a generous sitting/dining room, fitted kitchen, three bedrooms (one with en-suite cloakroom) and a family bathroom. Delightful gardens to front & rear. EPC E.



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10 Coastguard Cottages

St Andrews Road

Littlestone TN28 8RB

**Dining Room open plan to Sitting Room, Kitchen, Rear Porch,
3 Bedrooms, Bathroom, En-Suite Cloakroom,
Front & Rear Gardens**

DESCRIPTION

This enchanting property forms part of a period terrace of similar houses which were the original Coastguard Cottages, hence the name. The house is impeccably presented throughout and offers very comfortable living accommodation.

The house is approached via a pretty front garden, designed for ease of maintenance and which provides a pleasant environment to sit and enjoy the afternoon sun. A pair of casement doors open to the generous double aspect/sitting dining room which has views over the garden and to the golf course beyond. From here there is a lovely old original door which opens to the galley kitchen which is beautifully fitted with a bespoke installation of cabinetry, integrated appliances and polished granite worktops. Over the first and second floors there are three bedrooms, one with an en-suite cloakroom) and a family bathroom. All of the rear facing rooms enjoy views over the golf course and to The Downs in the far distance. The rear garden also provides a relaxed environment in which to relax, entertain and enjoy the views. The house also benefits from two external stores and a communal store.

SITUATION

Coastguard Cottages are positioned towards the seaward end of St Andrews Road, an exclusive residential location, and is just a short stroll from the unspoilt seafront with its long stretches of shingle beach and beautiful views around the bay. Littlestone Championship and Warren Golf Courses are quite literally on the doorstep.

Nearby New Romney (approximately 1.25 miles distant) offers a comprehensive range of amenities including a busy High Street with a diverse range of shops and restaurants and public houses, a Sainsbury supermarket, primary school and The Marsh Academy incorporating the Marsh Leisure Centre.

Hythe (approximately 9.5 miles distant) and Ashford (approximately 16.5 miles distant) each offer a wider choice of amenities including Ashford International Passenger Station from where the high speed link to London, St Pancras with journey times of approximately 40 minutes.

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The accommodation comprises:

ENTRANCE

Pair of double glazed doors with double glazed fanlight above opening to:

DINING ROOM

Two recesses to either side of chimney breast, one arched and fitted with a low level cupboard and shelf and the other fitted with shelving with cupboard below, oak effect flooring, radiator concealed behind decorative cover, recessed lighting, door giving access to staircase to first floor, open plan to:

SITTING ROOM

Access to understairs storage cupboard, recess to side of chimney breast fitted with low level cupboard and shelving above and further curved coordinating unit to the opposite side of the chimney breast, oak effect flooring, recessed lighting, pair of sash windows to rear looking through the porch and enjoying views over the garden and the golf course beyond, radiator, panelled and glazed door to:

KITCHEN

Beautifully fitted with a range of bespoke cabinets including base cupboard and drawer units incorporating integrated Neff oven and integrated Fisher Paykel dishwasher, recess with plumbing for washing machine, deep pan drawers, square edged polished granite work surface under mounted with stainless steel 1½ bowl sink with mixer tap and grooved drainer to side, 4-burner Neff induction hob with extractor hood above, coordinating granite upstands, back glass splashback behind the hob, range of coordinating wall cabinets and shelving, full-height larder cupboard with full-height integrated Neff fridge/freezer alongside, oak effect flooring coordinating with that in the sitting and dining rooms, double glazed window to rear overlooking the garden and with views over the golf course, pair of double glazed sash windows to side, timber panelled and glazed door to:

REAR PORCH

Of uPVC and double glazed construction above a brick built base and beneath a pitched Polycarbonate roof with double glazed door giving access to the rear garden.

FIRST FLOOR LANDING

Staircase continuing to second floor, recessed lighting, radiator, doors to:

BEDROOM 2

Double glazed sash window to rear overlooking the garden and across the adjoining golf course, bespoke bookcase encompassing decorative cover in front of radiator.

BEDROOM 3

Range of bespoke shelving with full height wardrobe cupboard alongside with hanging rail and shelves, access to further original recessed wardrobe cupboard with hanging rail and shelf, painted timber fireplace surround with cast iron insert and grate, pair of double glazed sash windows to front, radiator.

BATHROOM

Fitted with a contemporary suite comprising P ended bath with glazed shower screen, mixer tap and hand held shower and separate thermostatically controlled shower, low level wc, wall hung wash basin, localised tiling, mirrored wall cabinet, shaver point, fitted storage cupboard housing valiant gas fired boiler with shelving alongside, tiled floor, recessed lighting, access to loft space, double glazed sash window to rear overlooking the golf course, radiator.

SECOND FLOOR LANDING

Door to:

BEDROOM 1

Range of bespoke wardrobe cupboards fitted with shelving and hanging rails, dormer with double glazed window to rear commanding a magnificent vista over the golf course and the Downs beyond, radiator, door to:





EN-SUITE CLOAKROOM

Low level WC, walls tiled to half height, wash basin with mixer tap set upon worktop, recessed lighting, double glazed window to rear with views over the golf course, radiator.

OUTSIDE

Front garden

The front garden is set behind a low brick built wall topped with wrought iron railings and entered via a timber gate. The garden is predominately brick paved for ease of maintenance and providing a pleasant seating area for al fresco dining. The brick paved terrace is edged by borders planted with a variety of shrubs. Within the front garden is a timber framed storage facility with electricity supplied.

Rear garden

The garden to the rear of the property is well enclosed by close boarded timber panelled fencing to two sides and a low brick built wall to the far end with a timber gate, so as not to

obscure the views over the adjoining golf course. The garden is predominately paved in natural stone for ease of maintenance edged by brickwork encompassing various borders planted with a variety of shrubs, herbaceous and other plants. A personal gate gives access to a right-of-way across the adjoining property. Outside tap.

OUTBUILDING THE WASH HOUSE

The wash house provides communal storage for bikes in a single communal room. No. 10 benefits from two separate and private, adjoining storerooms.

EPC Rating E

COUNCIL TAX

Band C approx. £2106.48 (2024/25)
Folkestone & Hythe District Council.

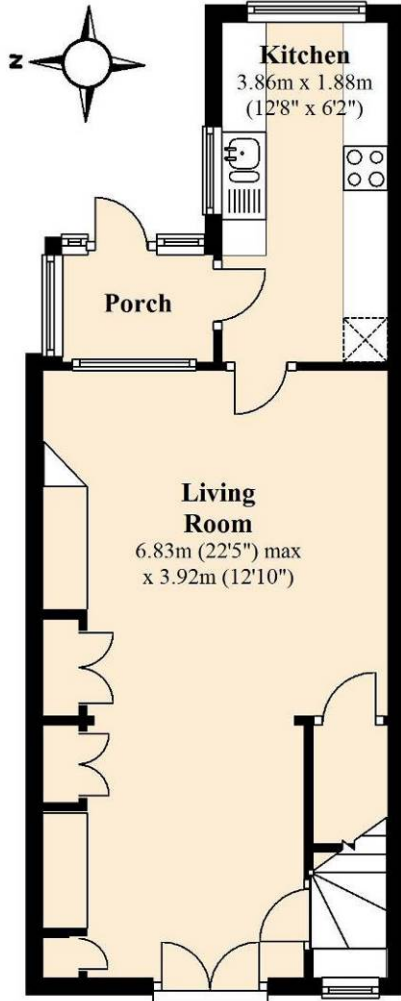
VIEWING

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



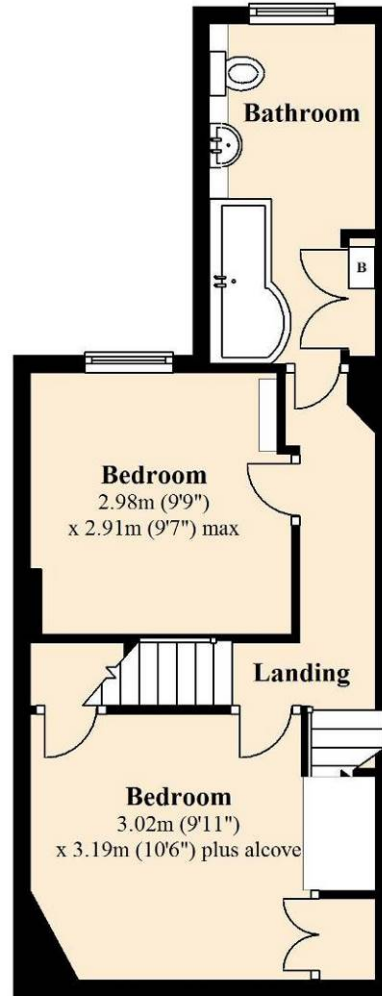
Ground Floor

Approx. 36.6 sq. metres (394.2 sq. feet)



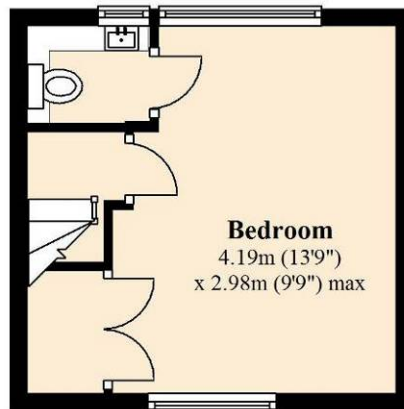
First Floor

Approx. 34.3 sq. metres (369.4 sq. feet)



Second Floor

Approx. 17.5 sq. metres (188.6 sq. feet)



Total area: approx. 88.5 sq. metres (952.2 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.

Plan produced using PlanUp.