



49 High Street, Hythe, Kent CT21 5AD



6 CLARIDGE MEWS CHAPEL STREET, HYTHE

£295,000 Freehold

Nestled within a gated mews in the heart of the town centre, this attractive townhouse offers well presented and comfortable living accommodation. Comprising a sitting/dining room, fitted kitchen, two double bedrooms, study, cloakroom and a shower room. Allocated parking. EPC C.



**6 Claridge Mews
Chapel Street, Hythe CT21 5BQ**

**Entrance Hall, Cloakroom, Study,
Sitting/Dining Room, Kitchen,
Two Double Bedrooms, Shower Room,
Allocated Parking Space**

DESCRIPTION

Situated in the heart of the town and forming part of a small and well regarded gated mews style development, this handsome townhouse has been much improved by the current owners and offers well presented, comfortable accommodation with the added benefit of a garage conversion providing an extra room on the ground floor.

The accommodation comprises a welcoming entrance hall, cloakroom and study on the ground floor, sitting/dining room and kitchen on the first floor and two double bedrooms and a shower room on the second floor. There is also an allocated parking space within the gated courtyard.

SITUATION

Chapel 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.)



The accommodation comprises:

ENTRANCE HALL

Entered via a timber and obscured glazed door, radiator, staircase to 1st floor, coved ceiling, doors to:

STUDY

Radiator.

CLOAKROOM

Low level WC, pedestal wash basin, extractor fan, coved ceiling, radiator.

FIRST FLOOR LANDING

Staircase continuing to second floor, coved ceiling, entry phone, doors to:

SITTING ROOM

Pair of timber framed and double glazed windows to front, radiator.

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine, integrated electric oven, worksurface inset with 1 ½ bowl stainless steel sink and drainer unit with mixer tap, four burner gas hob with extractor hood above, space for freestanding fridge freezer, tiled splashbacks, coordinating wall cupboards, wall mounted Worcester gas boiler, timber framed and double glazed windows to rear.

SECOND FLOOR LANDING

Double glazed Velux roof light above stairwell, coved ceiling, door giving access to deep walk-in heated linen cupboard housing

factory lagged hot water cylinder, access to loft space, coved ceiling, doors to:

BEDROOM

Dormer with timber framed and double glazed window to front, coved ceiling, radiator.

BEDROOM

Double glazed Velux roof light to rear, coved ceiling, radiator.

SHOWER ROOM

Shower enclosure with thermostatically controlled rainhead shower and separate hand held attachment, low level WC, wash basin with vanity cupboard below, heated towel rail, double glazed Velux window.

OUTSIDE

Claridge Mews is a gated courtyard mews style development where the property benefits from an **ALLOCATED PARKING SPACE** and access to the:

STORE

The remainder of the garage, accessed via an up and over door to front.

EPC Rating C.

COUNCIL TAX

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

VIEWING

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

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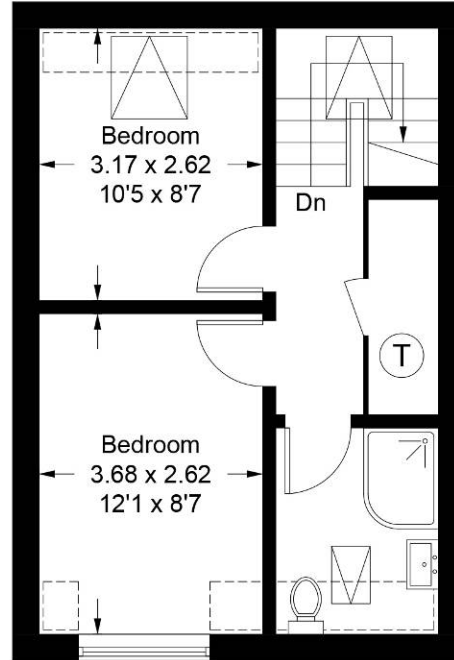







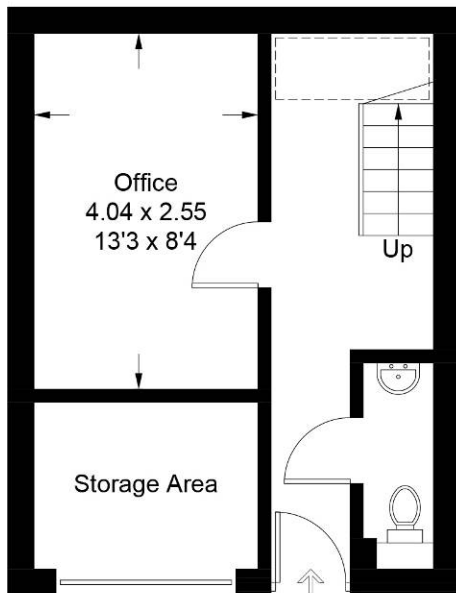
Claridge Mews, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 22.3 sq m / 240 sq ft
First Floor = 31.4 sq m / 338 sq ft
Second Floor = 31.4 sq m / 338 sq ft
Outbuilding = 4.8 sq m / 52 sq ft
Total = 89.9 sq m / 968 sq ft

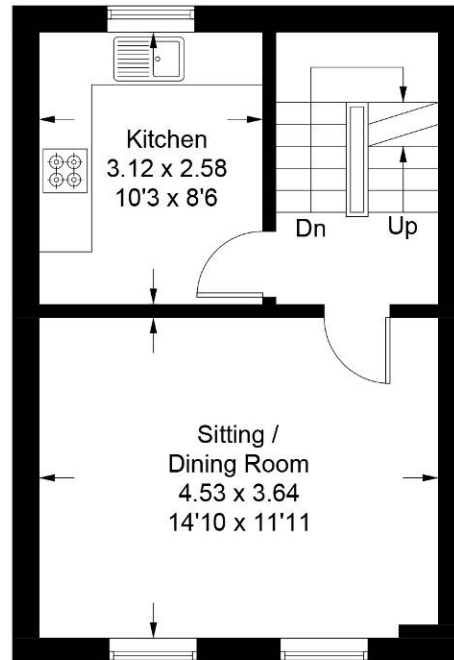


Second Floor

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1132631)