

LAWRENCE & Co

- of Hythe -

49 High Street, Hythe, Kent CT21 5AD



19 CORUNNA CLOSE HYTHE

£299,950 Freehold
NO ONWARD CHAIN

Detached bungalow situated in a convenient central location, on Hythe's picturesque lower hillside. The accommodation comprises a sitting room, kitchen/breakfast room, two double bedrooms and a bathroom. Garage, off-road parking & garden. EPC D.



**19 Corunna Close
Hythe
CT21 5EA**

**Entrance Vestibule, Sitting Room, Kitchen/Breakfast Room,
Two Double Bedrooms, Bathroom
Front & Rear Gardens, Off-Road Parking, Garage**

DESCRIPTION

Conveniently positioned within reasonable walking distance of the High Street on a peaceful cul-de-sac, this detached bungalow enjoys accommodation which is of particularly comfortable proportions. This includes an entrance vestibule leading to a sitting room, inner hall, generous kitchen/breakfast room, two double bedrooms and a bathroom.

To the front of the bungalow there is a paved terrace and to the rear a tiered garden. The bungalow also benefits from a garage and off-road parking.

SITUATION

Corunna Close enjoys a convenient central location on the sought after lower hillside within a short walk of Hythe's bustling High Street with its range of interesting shops, boutiques, restaurants and cafes. The town is also well served by 4 supermarkets (including Waitrose, Sainsburys and Aldi), doctors surgeries, etc.

The attractive, unspoilt seafront and picturesque Royal Military Canal are 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. Eurostar trains to Paris and Brussels also depart from the latter. 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 VESTIBULE

Entered via a UPVC door, double glazed full height window to side, access to a pair of slim storage cupboards, door to:-

SITTING ROOM

Double glazed sliding doors to front giving access to the south facing paved terrace, wall mounted gas fire, coved ceiling, radiator.

INNER HALL

Access to loft space, access to airing cupboard housing the factory lagged hot water cylinder and wall mounted Ideal gas boiler, doors to:-

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating recesses for washing machine and freestanding cooker, work surface inset with stainless steel sink and drainer unit with mixer tap, tiled splashbacks, coordinating wall cupboards, space for fridge freezer, double glazed window overlooking the rear garden, double glazed door, radiator.

BEDROOM 1

Double glazed window to front, radiator.

BEDROOM 2

Double glazed window to rear, radiator

BATHROOM

Panelled bath with mixer tap and handheld shower attachment, pedestal wash basin, low-level WC, obscure double glazed window to rear, part tiled walls, radiator.

OUTSIDE

FRONT GARDEN

To the front of the property two steps lead up from the road to a pathway leading to the front door. Directly to the front of the property is a paved terrace enclosed by wrought iron balustrade and to the side is a driveway providing off-road parking and access to the garage. A pathway to the side of the property gives access to the:-

REAR GARDEN

The garden to the rear of the property is tiered and predominantly topped in shingle for ease of maintenance and incorporates a greenhouse.

GARAGE

Up and over door to front, power and light, personal door to rear.

EPC Rating D

COUNCIL TAX

Band C approx. £2044.14 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

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.







Corunna Close, Hythe, CT21

Approximate Gross Internal Area = 67.7 sq m / 729 sq ft

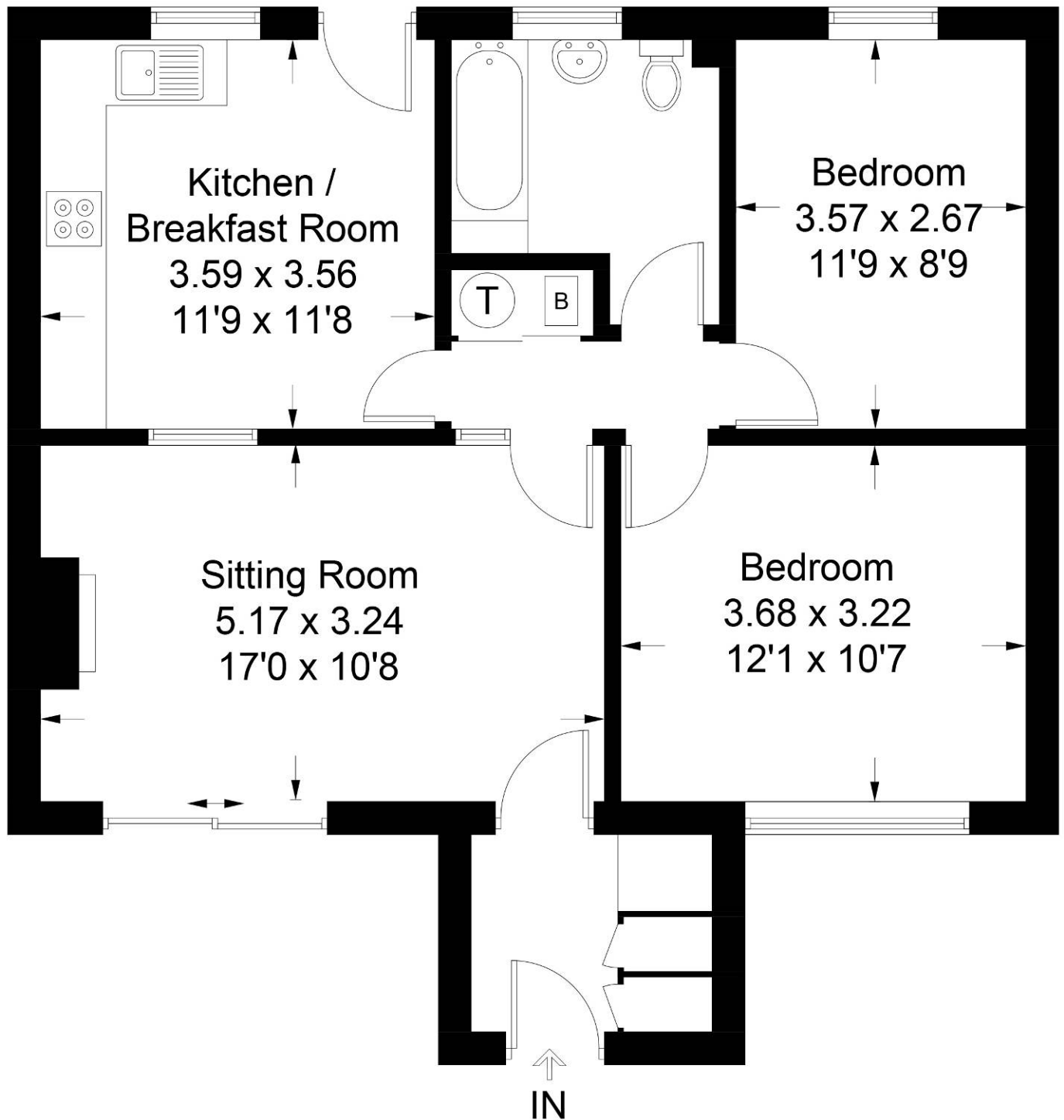


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1149721)