



49 High Street, Hythe, Kent CT21 5AD



41 WINDMILL STREET HYTHE

£375,000 Freehold
NO ONWARD CHAIN

Whilst requiring some general improvement, this charming period house is situated in a sought after, central location between the town centre and the seafront. It enjoys a pretty sitting room, kitchen/breakfast room, 3 bedrooms and a generous bathroom. There is also a pretty south facing courtyard garden. EPC E



41 Windmill Street, Hythe CT21 6BL

Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Bathroom, Three Bedrooms, Partially Walled Courtyard Garden

DESCRIPTION

This attractive period house is well situated in a sought after location from where it overlooks the Hythe Triangle Community Garden a Grade II Listed former animal compound now tended to by the local community.

The house would benefit from some general updating but provides an exciting opportunity for prospective purchasers to tailor a home to suit their own tastes and requirements, is considered well worthy of any expenditure required and has been priced accordingly. The accommodation comprises an entrance hall leading to the pretty sitting room, kitchen/breakfast room with casement doors to the garden and a ground floor bathroom of a generous size. The first floor incorporates three bedrooms.

To the rear of the house is a delightfully secluded, partially walled courtyard garden which enjoys a southerly aspect and provides a delightful environment for alfresco entertaining.

SITUATION

Windmill Street is a particularly sought after residential location, on level ground, to the south of the Royal Military Canal, moments from the seafront (where one can dine alfresco at The Lazy Shack on Fisherman s Beach or in style at Waterfront Restaurant) and a short, level walk from the bustling High Street with its range of independent shops, boutiques, cafes and restaurants. The town also benefits from having 4 supermarkets (including Waitrose, Aldi and Sainsburys), There is a selection of sports and leisure facilities in the vicinity, including tennis, bowls, water sports, cricket and squash clubs etc. as well as The Hotel Imperial Leisure Complex and two golf courses. The property is also in the catchment area for Hythe Bay Primary School and only a short walk from it. The larger town of Folkestone is 5 miles and the Cathedral City of Canterbury 15 miles.

The area is convenient for communication to London and the Continent with the M20 motorway (Junction 11) 2½ miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Saltwood just over 2 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West).

(All distances are approximate.)

The accommodation comprises:

ENTRANCE HALL

Staircase to 1st floor, access to under stairs storage cupboard, radiator, doors to:-

SITTING ROOM

Attractive timber fireplace surround, fireplace recess with provision for open fire, timber floor boards, radiator, sash window to front, two wall light points, radiator.



KITCHEN/BREAKFAST ROOM

Well fitted with a range of base cupboards and drawer units incorporating integrated electric oven, square edged timber effect work surface inset with induction hob with stainless steel extractor hood above, ceramic sink with mixer tap and drainer to side, coordinating wall cupboards, radiator, pair of timber panelled and glazed doors to rear garden.

BATHROOM

Freestanding roll top cast iron bath with mixer tap and handheld shower attachment, pedestal wash basin, tiled shower enclosure with Aqualiser electric shower, WC with high-level cistern, part tiled walls, double glazed window to rear and to side, access to loft space, radiator.

FIRST FLOOR LANDING

Double glazed window over stairwell, radiator, access to built in cupboard, doors to:-

BEDROOM 1

Attractive cast iron fireplace, sash window to front, timber floorboards, radiator.

BEDROOM 2

Attractive painted cast on fireplace, double glazed window to rear, radiator.

BEDROOM 3

Sash window to front, radiator.

OUTSIDE

FRONT GARDEN

Set behind a stone wall topped with Yorkstone and wrought iron railings with a wrought iron gate opening to an encaustic tiled pathway leading to the front door.

REAR COURTYARD GARDEN

The courtyard enjoys a southerly aspect and is afford a delightful level of seclusion by the encompassing fencing and walls. It is largely paved for ease of maintenance with a central circular block paved feature.

NB The two neighbouring properties have a right of way over the rear of the garden returning to Albert Road.

EPC Rating E

COUNCIL TAX

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

VIEWING

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

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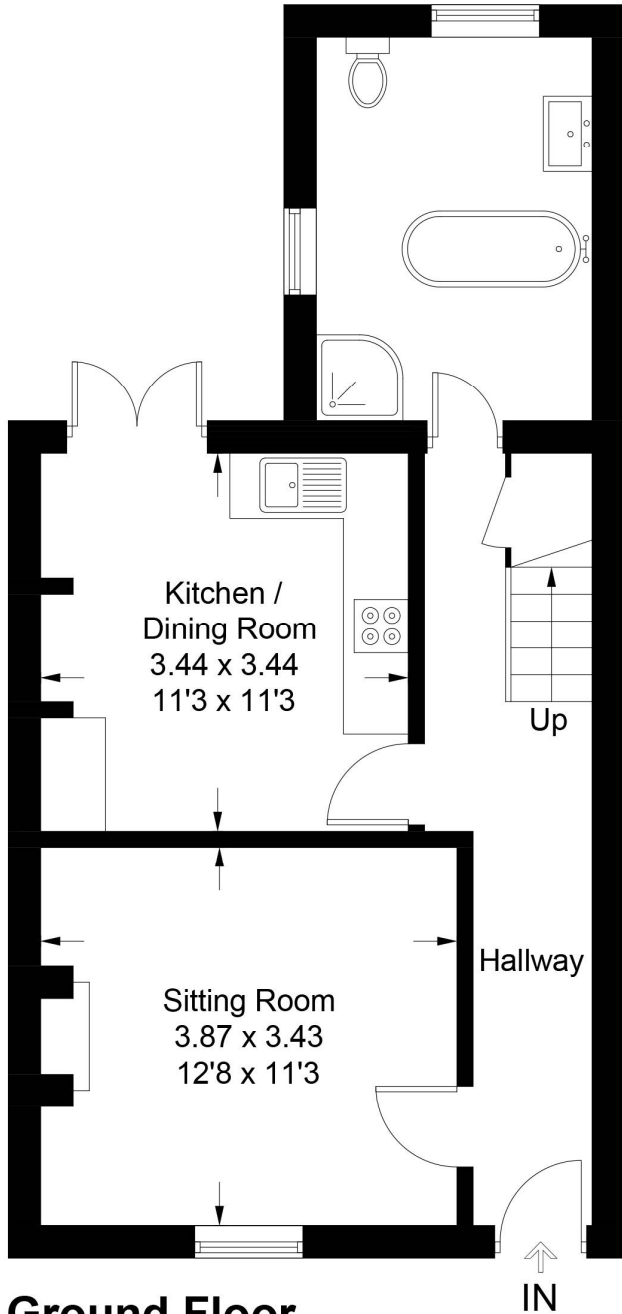




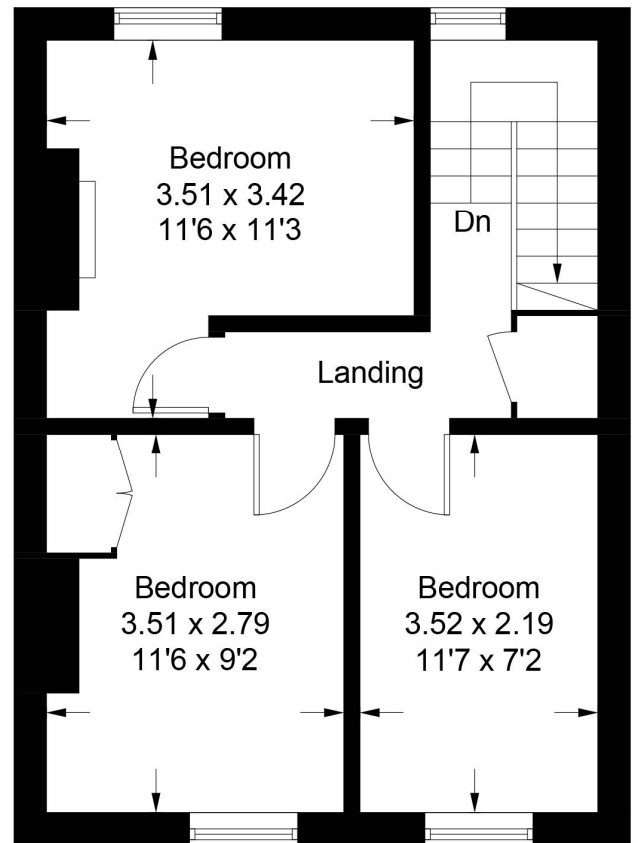


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Approximate Gross Internal Area
Ground Floor = 46.6 sq m / 501 sq ft
First Floor = 36.5 sq m / 393 sq ft
Total = 83.1 sq m / 894 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1150459)