



49 High Street, Hythe, Kent CT21 5AD



## 50 PALMARSH AVENUE HYTHE

**£395,000 Freehold**  
**NO ONWARD CHAIN**

Situated in a popular location, this comfortably proportioned detached chalet bungalow offers versatile accommodation comprising a sitting room, kitchen, sitting room open to the dining room, shower room, cloakroom, 2 double bedrooms (one with en-suite). Secluded garden to the rear. Off road parking, garage. EPC



**50 Palmarsh Avenue  
Hythe  
CT21 6NR**

**Entrance Porch, Entrance Hall, Sitting Room, Dining Room,  
Kitchen, Side Porch, Ground Floor Bedroom, Shower Room, Separate WC,  
First Floor Bedroom with En-Suite Shower Room  
Gardens to Front & Rear,  
Garage, Off-Road Parking**

**DESCRIPTION**

This well situated detached chalet bungalow is situated in a sought after location and offers exceptionally well proportioned, surprisingly spacious accommodation.

The bungalow accommodation comprises a large entrance porch, a welcoming entrance hall, a spacious sitting room open plan to the dining room, kitchen, a double bedroom, shower room and separate WC. On the first floor is a generous double bedroom with an en-suite shower room.

The delightfully secluded rear garden is predominantly paved for ease of maintenance, and incorporates attractive areas for alfresco entertaining. The property also benefits from off road parking and a garage.

**SITUATION**

The property is situated in a desirable residential location approximately a mile-and-a-half to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal, cycle path and local beauty spot The Roughts with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well-served town with a bustling High Street, 4 supermarkets (including Waitrose, Sainsbury and Aldi) and range of independent shops and restaurants. There are two golf courses and a Leisure Centre at the Hotel Imperial, all within easy reach and there is a variety of other sports and leisure facilities in the vicinity.

The M20 (Junction 13) and Channel Tunnel Terminal are both approximately 4 miles distant and there is a mainline railway station at Saltwood, approximately 3 miles away. The High Speed Link to London St Pancras is available from Ashford International Station with a journey time of approximately 37 minutes or Folkestone with a journey time of approximately 53 minutes.

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The accommodation comprises:

#### **ENTRANCE PORCH**

Of uPVC and double glazed construction with windows to two sides and entered via a sliding patio door, tiled floor, obscure door and window opening to:

#### **ENTRANCE HALL**

Timber effect flooring, built-in storage cupboard, coved ceiling, radiator, doors to:

#### **SITTING ROOM**

Double glazed window to front looking through the porch to the front garden, brick built fireplace surround, coved ceiling, two high level double glazed windows to side, radiator, open plan to:

#### **DINING ROOM**

Double glazed sliding patio doors opening to and overlooking the rear garden, coved ceiling, radiator.

#### **KITCHEN**

Fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine, integrated dishwasher, cupboard housing the gas-fired boiler, roll-top work surfaces inset with four burner gas hob and 1 ½ bowl sink and drainer unit with mixer tap, coordinating wall cupboards and shelving, integrated eye-level oven, coved ceiling, double glazed window to rear overlooking the garden, open plan to:

#### **SIDE PORCH**

Of UPVC and double glazed construction beneath a pitched polycarbonate roof, low level storage cupboards with roll top granite effect work surface, obscured double glazed door opening to rear garden.

#### **BEDROOM**

Built-in wardrobe cupboards to either side of a recess for double bed with overhead storage cupboards, coved ceiling, high level double glazed window to side, double glazed window to front, radiator.

#### **SHOWER ROOM**

well fitted with a contemporary suite comprising walk-in shower enclosure with seat and thermostatically controlled rainhead shower with separate handheld attachment, wall hung wash basin with vanity drawer beneath, marble effect wall coverings in a matte finish, coved ceiling, mirrored wall cabinet, obscure double glazed window to side, heated ladder rack towel rail, under floor heating.

#### **SEPARATE WC**

Low level WC with concealed cistern, marble effect wall coverings in a matte finish, access to understairs storage cupboard, obscure double glazed window to side, under floor heating.

#### **FIRST FLOOR LANDING**

Double glazed window to side, coved ceiling, door to:

#### **BEDROOM**

Of a generous size with access to eaves storage cupboard, further shelved storage cupboard, dormer with double glazed window to front, double glazed window to side, radiator, door to:

#### **EN SUITE SHOWER ROOM**

Tiled shower enclosure with thermostatically controlled shower, close coupled WC, wash basin with mixer tap and vanity cupboards below, tiled floor, tiled walls, access to loft space, obscure double-glazed window to side, heated ladder rack towel rail.



## OUTSIDE

### FRONT GARDEN

The garden to the front of the property is set behind a low brick built wall leading to a block paved pathway which runs through the centre of the garden leading to the front door. The path continues to a block paved driveway providing off-road parking and access to the attached garage with the remainder of the garden being largely gravelled for ease of maintenance.

### REAR GARDEN

The garden to the rear of the property is enclosed by timber-panelled fencing and is predominantly paved for ease of maintenance providing an ideal environment in which to relax and dine al fresco, being in

part set beneath the timber-framed pergola, and incorporating various beds planted with a variety of shrubs, herbaceous and other plants, including geranium, peony, buddleia, acanthus, roses, and holly amongst others. Within the garden is a timber-framed storage shed and a freestanding aluminium greenhouse.

### EPC Rating

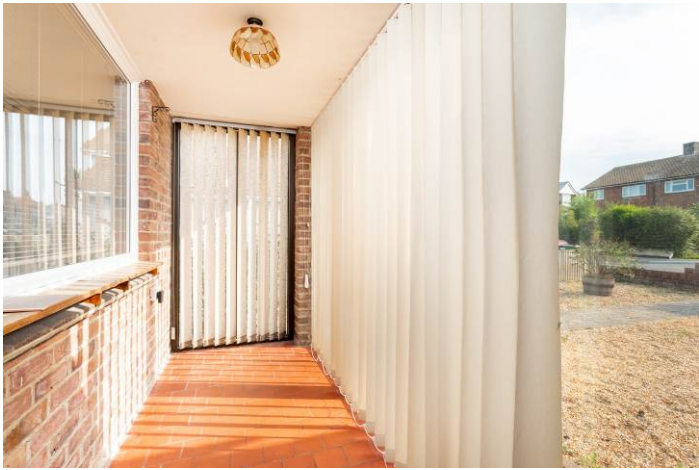
### COUNCIL TAX

Band D approx. £2409.11 (2025/26)  
Folkestone & Hythe District Council.

### VIEWING

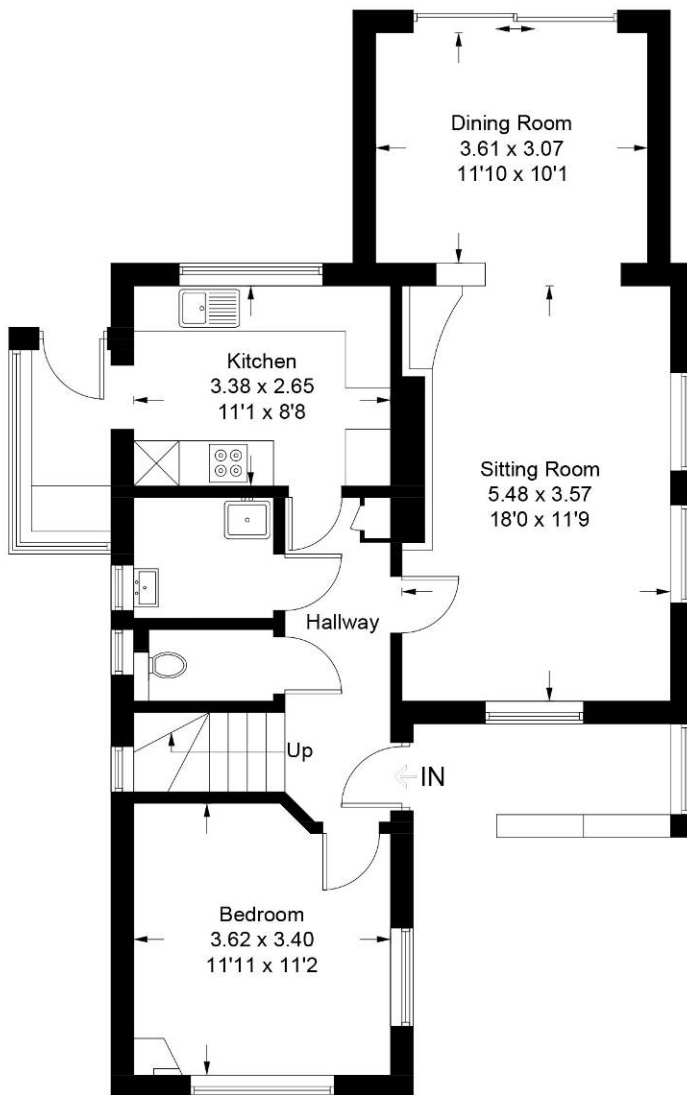
Strictly by appointment with **LAWRENCE & CO, 01303 266022.**



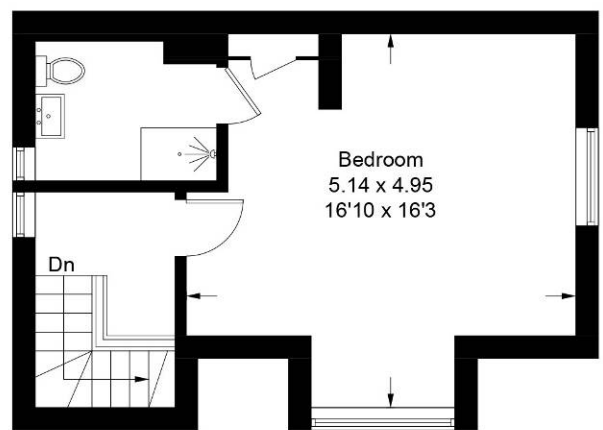


# Palmarsh Avenue, Hythe, CT21

Approximate Gross Internal Area  
Ground Floor = 71.8 sq m / 773 sq ft  
First Floor = 32.2 sq m / 347 sq ft  
Total = 104.0 sq m / 1120 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1235126)