



49 High Street, Hythe, Kent CT21 5AD



1 BAY SIDE RANGE ROAD, HYTHE

£500,000 Freehold
NO ONWARD CHAIN

Forming part of Hythe's prestigious Fisherman's Beach development, this striking town house which enjoys some super sea views, offers spacious accommodation designed to compliment a modern lifestyle. Generous open plan kitchen/ dining/ living room, 3 bedrooms (1 en-suite) and bathroom. Courtyard garden and parking. EPC B



**1 Bay Side
Fisherman s Beach
Hythe CT21 6HQ**

**Entrance Hall, Cloakroom,
First Floor: Open-Plan, Living/Dining/Kitchen, Balcony
Second Floor: Balcony, 2 Bedrooms, Bathroom
Third Floor: Principal Bedroom, Balcony, En-Suite Shower Room,
Dressing Room
Car Port To The Front, Rear Courtyard Garden**

DESCRIPTION

Bay Side forms part of this prestigious development and the property enjoys superb views of The English Channel. The house offers well presented accommodation which is finished in a sleek contemporary style. Designed to compliment a modern lifestyle, the accommodation comprises a cloakroom and a utility cupboard on the ground floor, a generous open plan kitchen/dining/living space on the first floor and two bedrooms and a bathroom on the second floor. The top floor comprises the principal bedroom suite with en-suite shower room and dressing room. Accessed from the bedroom is a secluded terrace from where stunning views of the sea can be enjoyed. The house also benefits from a paved courtyard garden and a covered parking space.

SITUATION

Fisherman s Beach is considered to be a particularly desirable area of Hythe comprising a pleasing combination of detached villas, apartments and town houses with direct access to the beach where one can dine alfresco at The Lazy Shack based in The Old Lifeboat Station which also incorporates The Lazy Shack Shop selling a variety of seasonal fresh fish and other locally sourced produce. Further along the seafront is The Waterfront , a renowned fine dining restaurant and cocktail bar. The town centre, beyond the historic Royal Military Canal, is within a pleasant walk with its vibrant High Street offering a variety of independent shops, boutiques, cafes, bars and restaurants. In addition there are 4 supermarkets (including Waitrose, Sainsbury and Aldi). There is also an excellent selection of sports and leisure facilities in the vicinity including tennis, bowls, cricket, squash and sailing clubs, The Hotel Imperial with its leisure centre, gym and spa, the sailing club as well as other water sports facilities. The larger town of Folkestone is around 5 miles and the Cathedral City of Canterbury is approx. 17 miles distant.

The area is fortunate in having particularly good communications with a mainline 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 (4.2 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is 2.5 miles away. The ferry port of Dover is approximately 11 miles away. (All distances are approximate).



The accommodation comprises:

ENTRANCE HALL

Entered via a composite door, staircase to 1st floor, ceramic tiled floor, radiator, access to utility cupboard housing a wall mounted Glo Worm gas fired boiler, pressurised hot water cylinder, space and plumbing for washing machine and tumble dryer, water softener, double glazed door to rear courtyard garden, recessed lighting, radiator.

CLOAKROOM

Wall hung wash basin with mixer tap and vanity drawers below, wall hung low level WC with concealed cistern, recessed lighting, extractor fan, opaque double glazed window to rear, tiled walls, tiled floor, heated ladder towel rail.

FIRST FLOOR LANDING

Staircase to 2nd floor, door to open plan living space, radiator, double glazed tilt and turn door to:

BALCONY

With glazed balustrade.

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated Neff dishwasher, square edge quartz work surfaces inset with undermounted sink and grooved drainer to side, Neff induction hob with extractor hood above, coordinating upstands, coordinating wall cupboards incorporating integrated Neff

fridge/freezer, combination double oven/grill and microwave, coordinating peninsula breakfast bar with cupboards beneath, ceramic tiled floor, double glazed window to front, radiator, recessed lighting.

LIVING/DINING SPACE

With double glazed doors opening on to a Juliet balcony overlooking the garden and enjoying sea views, double glazed window, radiator, recessed lighting.

SECOND FLOOR LANDING

Staircase to 3rd floor, recessed lighting, doors to bedrooms and bathroom, double glazed tilt and turn door to:

BALCONY

With glazed balustrade.

BEDROOM

Double glazed door opening on to a Juliet balcony overlooking the garden and enjoying sea views, double glazed window, recessed lighting, radiator.

BEDROOM

Fitted wardrobe cupboards concealed by sliding doors, double glazed window to front, recessed lighting, radiator.

BATHROOM

Panelled bath with mixer tap and rainhead shower over and separate hand held attachment, glazed shower screen, wall hung wash basin with mixer tap and vanity drawers below, wall hung low level WC with concealed cistern, fully tiled walls, tiled floor, heated towel rail, extractor fan, shaver point, recessed lighting.

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THIRD FLOOR LANDING

Access to deep storage cupboard, double glazed window to front, radiator, door to:-

PRINCIPAL SUITE

Set beneath a vaulted ceiling. Double glazed windows to front, access to storage cupboard, open through to walk in wardrobe and en-suite shower room, double glazed tilt and turn door opening onto:

SUN TERRACE

Enjoying a stunning sea view, with glazed balustrade, decked flooring, outside light.

WALK-IN WARDROBE

Fitted storage comprising hanging rails, shelves and drawers. Velux window, door to:-

EN SUITE SHOWER ROOM

Walk-in tiled shower enclosure with rainhead shower and separate hand held attachment, wall hung WC with concealed cistern, wall hung wash basin with mixer tap and vanity drawers below, fully tiled walls, tiled flooring,

heated towel rail, extractor fan, recessed lighting, Velux window, shaver point.

OUTSIDE

To the front of the property is a block paved open **Car Port** with security lighting and door giving access to:

Enclosed Walkway leading to:

REAR GARDEN

The courtyard garden has been paved in natural stone for ease of maintenance, well enclosed by timber panelled fencing and provides the perfect environment for alfresco dining and entertaining, outside light, outside tap.

EPC Rating B

COUNCIL TAX

Band F approx. £3371.23 (2024/25)
Folkestone & Hythe District Council.

VIEWING

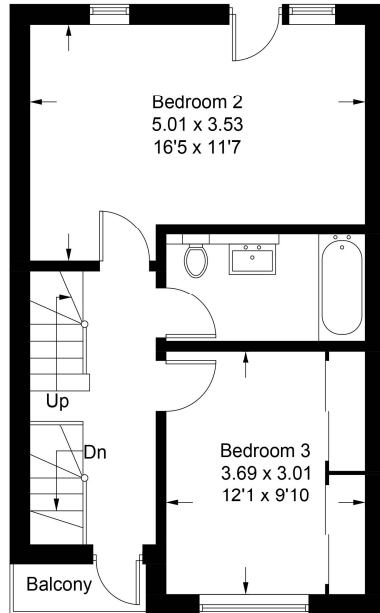
Strictly by appointment with **LAWRENCE & CO, 01303 266022.**



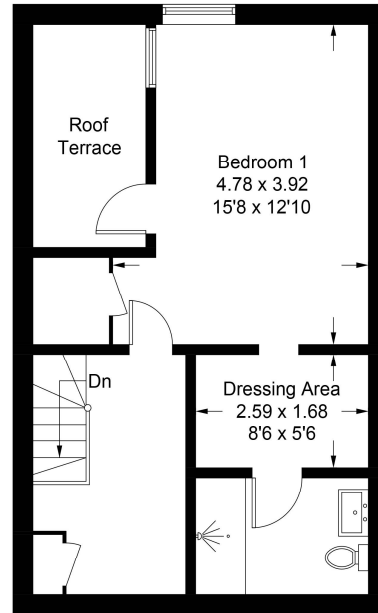


Bayside, Range Road, Hythe, CT21

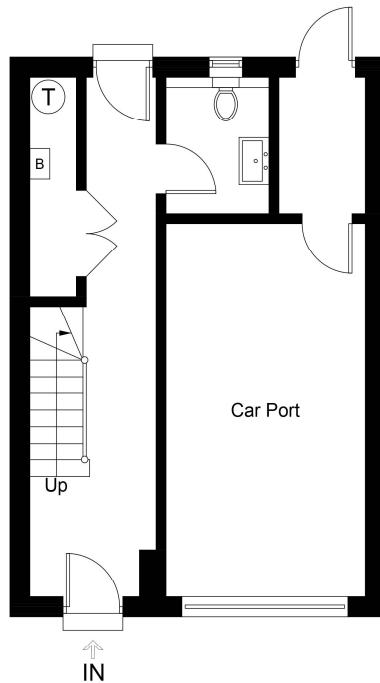
Approximate Gross Internal Area
Ground Floor = 37.3 sq m / 402.0 sq ft
First Floor = 41.1 sq m / 442.5 sq ft
Second Floor = 41.1 sq m / 442.7 sq ft
Third Floor = 42.3 sq m / 455.1 sq ft
Total = 161.8 sq m / 1742.3 sq ft



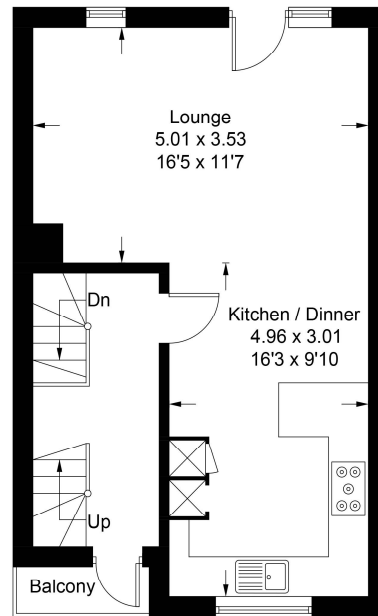
Second Floor



Third Floor



Ground Floor



First Floor

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