



49 High Street, Hythe, Kent CT21 5AD



**12 ALBERT ROAD
HYTHE**

**£475,000 Freehold
NO ONWARD CHAIN**

A handsome period semi-detached house offering beautifully presented accommodation, situated in a prime position on level ground between the Canal and the seafront. Sitting room, dining room, kitchen, three double bedrooms (one en-suite) and a bathroom. West facing garden to the rear. EPC D



12 Albert Road Hythe CT21 6BP

**Entrance Hall, Sitting Room, Dining Room, Kitchen,
Three Double Bedrooms (one with en-suite), Bathroom,
West-facing Rear Garden**

DESCRIPTION

This charming period house has been the subject of an extensive refurbishment and a thoughtfully planned loft extension. The result is superb and the property offers attractively presented, light and airy accommodation which is of particularly comfortable proportions.

The accommodation includes an entrance hall leading to the sitting room, dining room and smartly fitted kitchen both with doors opening to the rear garden. On the first floor there are two double bedrooms and a beautifully fitted bathroom. On the second floor there is a double bedroom with en-suite shower room.

To the rear of the house there is a delightfully secluded, west facing garden with an expanse of lawn and a lovely composite decked terrace providing an ideal environment for alfresco dining and entertaining.

SITUATION

Albert Road 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 at The Lazy Shack on Fisherman s Beach or in style at The Waterfront) and a short, level walk from the busy 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, bowls and squash clubs etc. as well as The Hotel Imperial Leisure Complex and two golf courses. 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.)

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The accommodation comprises:

ENTRANCE HALL

Entered via a composite and obscure double glazed door, staircase to 1st floor, timber effect flooring, radiator, doors to:-

SITTING ROOM

Double glazed bay window to front, deep moulded cornice, timber floorboards, radiators.

DINING ROOM

Pair of double glazed casement doors to rear, timber effect flooring, access to built in cupboard, contemporary vertical radiator.

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated dishwasher, Bosch electric oven and washing machine. Square edged quartz work surface inset with undermounted 1 ½ bowl sink with mixer tap and grooved drainer to side, Bosch induction hob with extractor hood above, coordinating up stands and splashback, coordinating wall cupboards, integrated fridge and freezer and Bosch microwave.

Double glazed windows to side and double glazed casement doors giving access and looking out to the garden beyond, recessed lighting, timber effect flooring.

FIRST FLOOR LANDING

Staircase continuing to 2nd floor, doors to:-

BEDROOM

Pair of double glazed windows to front, recessed lighting, radiator.

BEDROOM

Double glazed window to rear, radiator.

BATHROOM

Freestanding curved bath with central mixer tap and thermostatically controlled rain head shower over, glazed shower screen, wash basin with vanity drawers below, low-level WC, access to cupboard housing the gas

boiler, localised tiling, obscure double glazed window to rear, tiled floor, extractor fan, recessed lighting, radiator.

SECOND FLOOR LANDING

Double glazed window to rear, door to:-

BEDROOM

Access to eaves storage area, double glazed window to rear, recessed lighting, radiator, door to:-

EN-SUITE SHOWER ROOM

Walk-in tiled shower enclosure with thermostatically controlled rainhead shower, low-level WC, wash basin with vanity drawers below, tiled floor, extractor fan, recessed lighting, heated towel rail.

OUTSIDE

Front garden

The garden to the front of the property is set behind a low rendered wall with a pathway to the front door, a small area of lawn and a shallow border planted with a box hedge.

Rear garden

The garden to the rear of the property enjoys a westerly aspect and is well enclosed by close boarded timber panelled fencing. Directly to the rear of the house is a composite decked terrace extending to the remainder of the garden which is laid extensively to lawn with a brick path leading to the far end where there is a timber framed garden shed. There are various specimen shrubs including bay, pittosporum and laurel within the garden.

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.**







12 Albert Road, Hythe, CT21

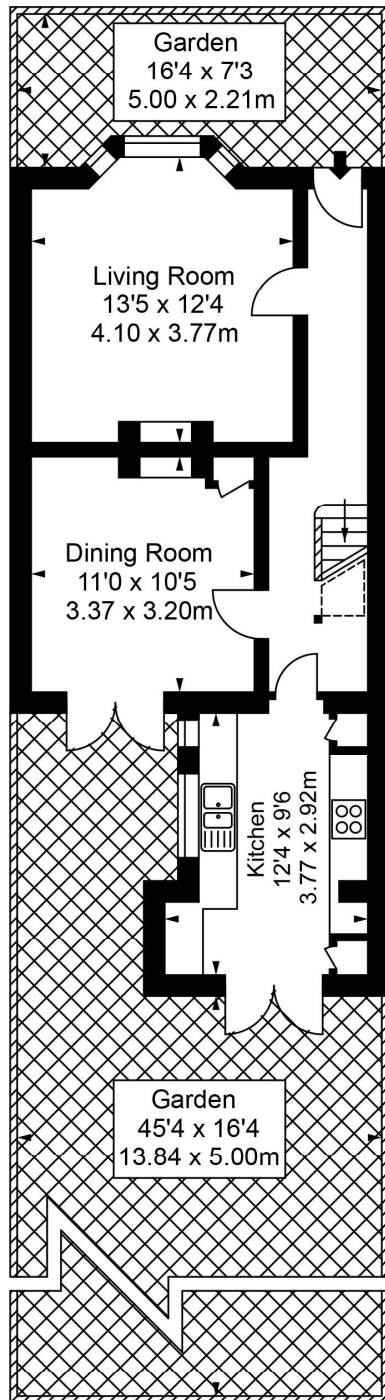
Approximate Gross Internal Area :-

Ground Floor :- 46.20 sq m / 497 sq ft

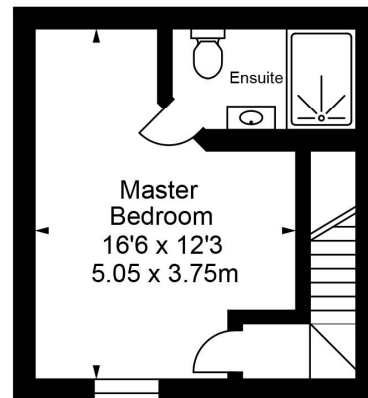
First Floor :- 41.62 sq m / 448 sq ft

Second Floor :- 23.33 sq m / 251 sq ft

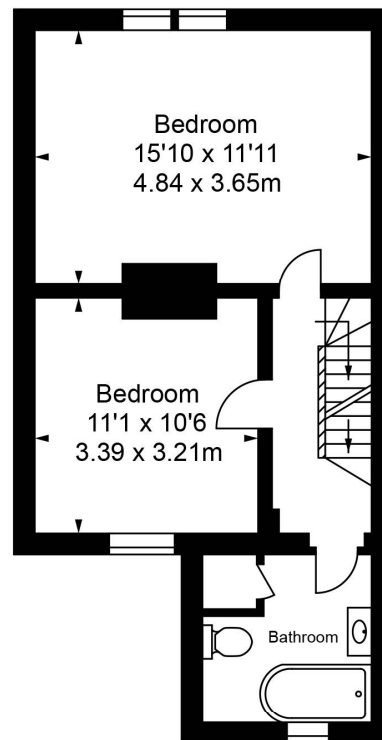
Total :- 111.15 sq m / 1196 sq ft



Ground Floor



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanettk.com