



49 High Street, Hythe, Kent CT21 5AD



47 CINQUE PORTS AVENUE, AVENUE

£475,000 Freehold

This beautifully presented family home is conveniently located on level ground within a short walk of the town centre and seafront. Comprising a generous sitting room, stunning open plan kitchen/dining room, three double bedrooms, bathroom and a shower room. Off-road parking, delightful rear garden. EPC D



47 Cinque Ports Avenue, Hythe CT21 6HP

Entrance Hall, Sitting Room, Kitchen/Dining Room, Utility Room, Shower Room, Three Bedrooms, Bathroom, Garden to Rear, Parking

DESCRIPTION

This well situated end of terrace family home offers beautifully presented accommodation which is of particularly comfortable proportions and has been designed to complement a modern lifestyle.

The accommodation comprises a welcoming entrance hall, generous sitting room, a stunning open plan kitchen/dining living space with bi-folding doors opening to and uniting the space with the garden beyond, utility room and a shower room. On the first floor there are three bedrooms and a bathroom.

The garden to the rear of the house has been thoughtfully planted for year round interest and incorporates a contemporary paved terrace extending to the remainder of the garden which is finished in artificial turf, the perfect spot in which to relax and dine alfresco. The property also benefits from off-road parking to the front.

SITUATION

Cinque Ports Avenue is a popular 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 The Waterfront Restaurant) 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 property is also a short walk from Hythe Bay Primary School with other educational facilities nearby and boy s and girl s grammar schools in Folkestone. 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.)

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.



The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect composite door with circular obscured double glazed porthole window, timber effect flooring, staircase to first floor with glazed balustrade, recessed lighting, contemporary radiator, doors to sitting room and:

SHOWER ROOM

Well fitted with a contemporary suite comprising corner shower enclosure with thermostatically controlled monsoon shower with separate handheld attachment, low level W.C, wash basin with mixer tap and vanity cupboard below, walls tiled to half height, recessed lighting, obscured double glazed windows to side and rear, heated ladder rack towel rail.

SITTING ROOM

Of a particularly generous size with timber effect flooring throughout, high level contemporary wood burning stove, recessed lighting, two double glazed windows to front, two contemporary radiators, door to:

KITCHEN/DINING ROOM

A generous space of L-shaped form, the kitchen area being well fitted with a sleek contemporary installation comprising a comprehensive range of base cupboard and drawer units incorporating deep pan drawers with square-edged quartz worktops inset with Smeg dual-fuel multipoint hob with coloured glass splashback and stainless steel and illuminated Neff extractor hood above, coordinating wall cupboards, bank of coordinating units incorporating integrated Neff electric oven and Neff combi microwave oven with warming drawer below, pull out larder cupboards flanking a recess with plumbing for American style fridge freezer, coordinating island unit incorporating deep pan drawers and integrated dishwasher with square edged quartz worktops undermounted with stainless steel one and a half bowl sink with grooved drainer to side and mixer tap, porcelain tiled flooring throughout, the dining area set beneath a

double glazed atrium roof light, recessed lighting, full wall of double glazed bi-folding doors opening to and uniting the space with the garden beyond, contemporary radiators, door to:

UTILITY ROOM

Base cupboards with roll top work surface inset with stainless steel sink and drainer unit with mixer tap, coordinating wall cupboards, recesses and provision for washing machine and tumble dryer with rolltop work surface above, porcelain tiled floor, double glazed window to side, contemporary radiator.

FIRST FLOOR LANDING

Access to loft space via a hatch fitted with a loft ladder, double glazed window to side, doors to:

BEDROOM

Fitted wardrobe cupboards concealed behind contemporary sliding part mirrored doors, recessed lighting, double glazed window to front, radiator.

BEDROOM

Provision for wall mounted TV, recessed lighting, double glazed window to front, radiator.

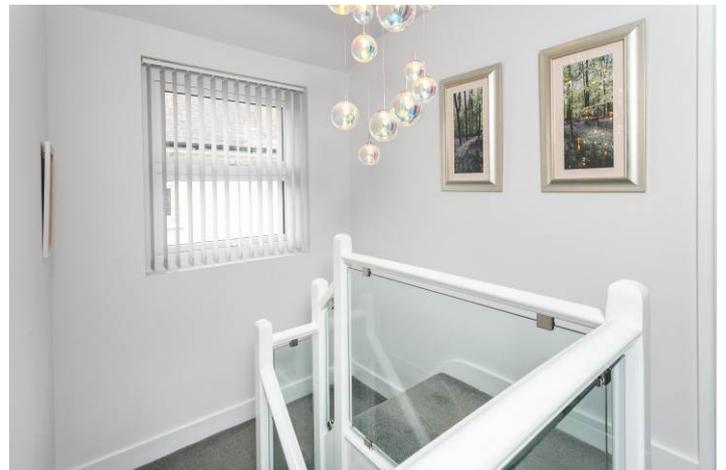
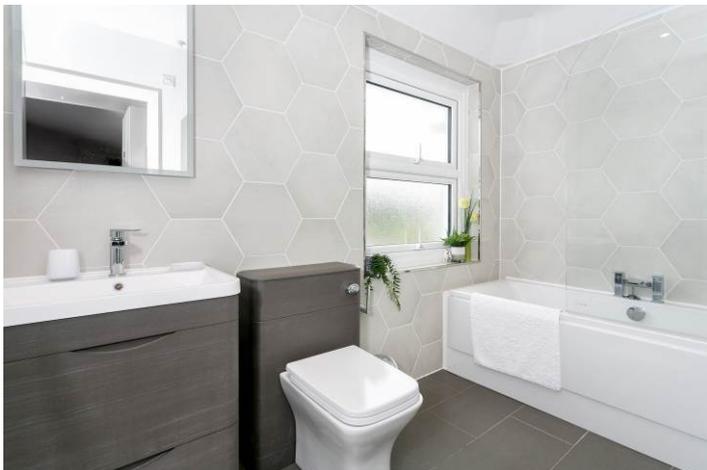
BEDROOM

Recessed lighting, double glazed window to rear overlooking the garden, radiator.

BATHROOM

Well fitted with a contemporary suite comprising twin ended panelled bath with mixer tap and separate thermostatically controlled monsoon shower with handheld attachment and glazed shower screen, wash basin with mixer tap and flight of vanity drawers below, low level W.C. with concealed cistern, tiled floor, localised tiling in a geometric design, illuminated mirror above the basin, recessed lighting, extractor fan, obscured double glazed window to rear, heated ladder rack towel rail, wall hung storage cupboard.





OUTSIDE

FRONT GARDEN

The garden to the front of the property has been finished in resin bound gravel providing off-road parking and this continues for ease of maintenance to the side of the property where a pair of double gates open to the:

REAR GARDEN

The garden to the rear of the property is well enclosed by a combination of timber panelled fencing and walls. Directly to the rear of the property is a contemporary paved terrace extending to the remainder of the garden which is finished in artificial turf. To the far end of the garden is a slightly elevated paved terrace incorporating a particularly

generous timber-framed storage shed which is supplied with power and lighting. To one side of the garden is a raised bed incorporating a built-in seat and planted with a wide variety of shrubs, herbaceous and other plants including pittosporum, forsythia and peony amongst others.

EPC Rating Band D

COUNCIL TAX

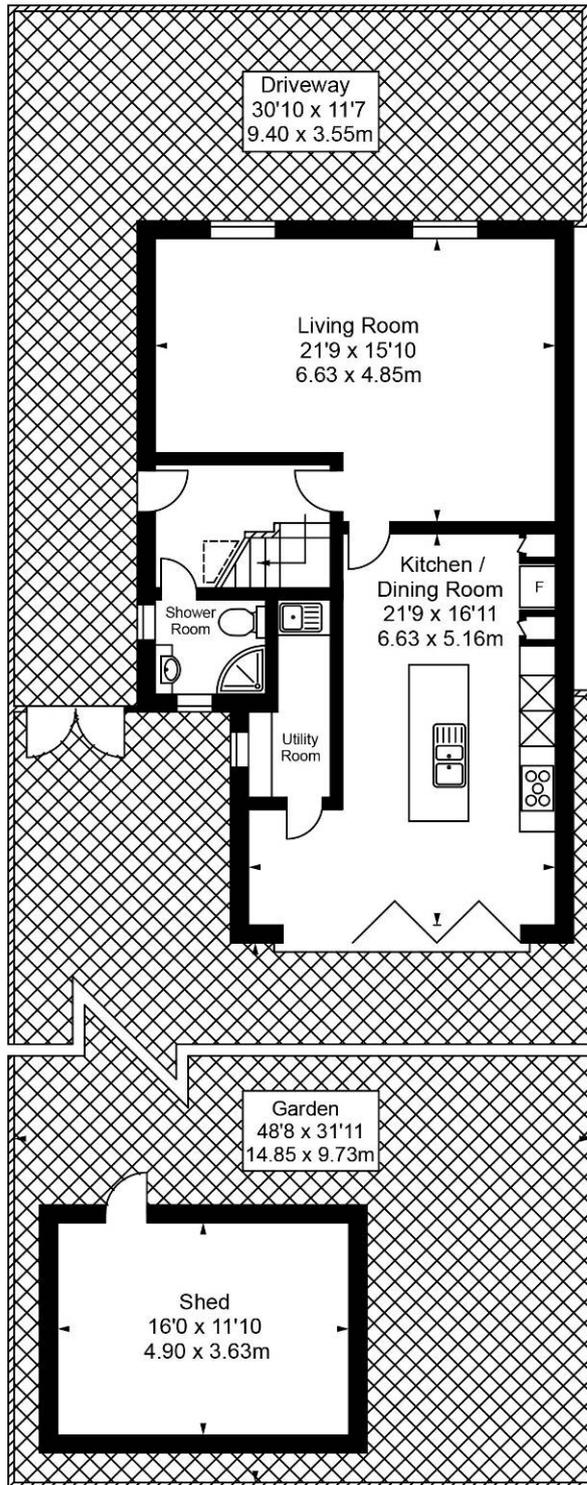
Band C approx. £2141.43 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

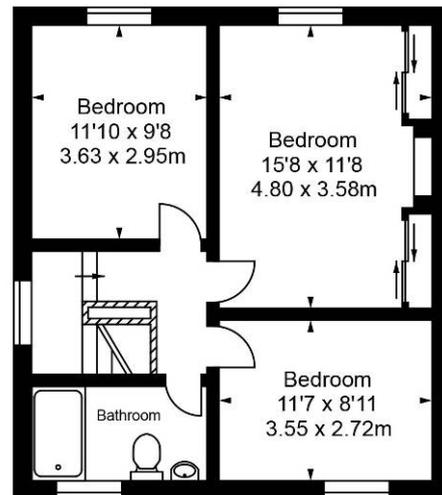


47 Cinque Ports Avenue, Hythe, CT21



Ground Floor

Approximate Gross Internal Area :-
Ground Floor :- 72.13 sq m / 776 sq ft
First Floor :- 51.95 sq m / 559 sq ft
Shed :- 17.64 sq m / 190 sq ft
Total :- 141.72 sq m / 1525 sq ft



First Floor

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