



49 High Street, Hythe, Kent CT21 5AD



2 HARMAN AVENUE LYMPNE

£369,950 Freehold
NO ONWARD CHAIN

In a highly desirable village location, this well presented detached bungalow offers light & airy, spacious accommodation. Comprising an entrance hall, sitting room, fitted kitchen, conservatory, two bedrooms, study, bathroom, shower room and utility/sun room. Secluded garden & off-road parking. EPC D



2 Harman Avenue Lympne CT21 4LA

**Entrance Hall, Sitting Room, Conservatory,
Kitchen, Sun room/Utility, Two Bedrooms,
Bathroom, Shower Room, Study
Off-Road Parking, Gardens to Front and Rear**

DESCRIPTION

This detached bungalow occupies a generous plot on a quiet cul-de-sac. The property enjoys well presented accommodation of particularly comfortable proportions which comprises an entrance hall, generous sitting room leading to a conservatory enjoying a pleasant outlook over the garden, fitted kitchen, utility/sun room, study, two bedrooms, a bathroom and a shower room.

The outside space is a particularly attractive aspect of the property with off road parking at the front and secluded gardens to the rear.

SITUATION

The property is situated on a peaceful and well-regarded cul-de-sac close to the centre of the popular village of Lympne with its newsagent/post office, church, village hall, pub and Castle (the historic Lympne Castle which has a bar and restaurant open to the public). There is a popular village primary school and bus stops nearby provide easy access to secondary schools in Folkestone and Hythe.

The Cinque Ports Town of Hythe, approximately 3 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), a vibrant High Street with various independent shops, boutiques, cafes and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc.

The motorway network (M20 Junction 11) is within a short driving distance of the property (approx 3 miles), the Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (12 miles). There is also a main line railway station at Westenhanger (1 mile) down the road, with regular commuter services to London and the High Speed Link trains are available at Folkestone (West or Central) or Ashford.



The accommodation comprises:

ENTRANCE HALL

Entered via an obscured double glazed door with obscured double glazed panel to the side, access to built-in storage cupboard, access to loft space, double glazed window to side, radiator, doors to:

SITTING ROOM

Attractive stone fireplace surround with electric fire over a tiled hearth, coved ceiling, double glazed window to front overlooking the garden, two double glazed windows to side, radiators, glazed folding doors to:

CONSERVATORY

Of uPVC and double glazed construction above a brick built base, and beneath a pitched double glazed roof, windows to two sides and double glazed casement doors opening to and overlooking the garden, timber effect flooring, electric heater.

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated double oven/grill, square edged wood block effect work surfaces, inset with four burner electric hob and 1 ½ bowl stainless steel sink and drainer with mixer tap, tiled splashbacks, range of coordinating wall cupboards, one of which houses the Worcester gas-fired boiler and stainless steel extractor hood above the hob, built-in shelved heated linen cupboard housing factory lagged hot water cylinder, double glazed window to rear overlooking the garden, obscured double glazed door to:

SUN ROOM/UTILITY ROOM

Space and plumbing for washing machine with roll-top wood effect work surface above and wall cupboards over, coordinating base cupboards on opposite sides, space for freestanding fridge freezer, timber effect flooring, obscured double glazed window and door to front, double glazed windows and door opening to and overlooking the rear garden, panelled and glazed door to:

SHOWER ROOM

Well fitted with a contemporary suite comprising a walk-in twin-sized shower enclosure with Triton electric shower, range of vanity units incorporating low level WC with concealed cistern, two wash basins inset into worktop with mixer taps, illuminated mirror, double glazed window to rear, electric ladder rack heated towel rail, door to:

STUDY

Wall light point, double glazed windows to front.

BEDROOM

Range of built-in wardrobe cupboards concealed by sliding contemporary doors, wall light point, coved ceiling, double glazed window to front overlooking the garden, radiator.

BEDROOM

Built-in wardrobe cupboards, coved ceiling, wall light point, double glazed window to side, radiator.

BATHROOM

Walk-in bath with electric shower above, low-level WC, pedestal wash basin, obscured double glazed window to side, radiator.

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OUTSIDE

FRONT GARDEN

The garden to the front of property is set behind a low brick built wall and entered via a pair of picket gates with personal picket gate to side opening to a generous block paved driveway providing off-road parking for a number of vehicles and from where a block-paved pathway continues to the front door. The remainder of the garden is laid largely to lawn, edged by borders, planted with a variety of shrubs and other plants, largely comprising hydrangeas and peony. Side access can be gained to the:

REAR GARDEN

The garden to the rear of the property is well enclosed by close boarded timber-panelled

fencing and is arranged in two tiers. The lower level being laid to lawn, with steps leading up to the upper level again being laid to lawn and incorporating a timber-framed summer house and paved patio area. To the far corner of the garden is a timber-framed shed and there are various mature shrubs within the garden including Camellias, Hydrangea and Fuchsia, amongst others.

EPC Rating D

COUNCIL TAX

Band D approx. £2400.42 (2025/26)
Folkestone & Hythe District Council.

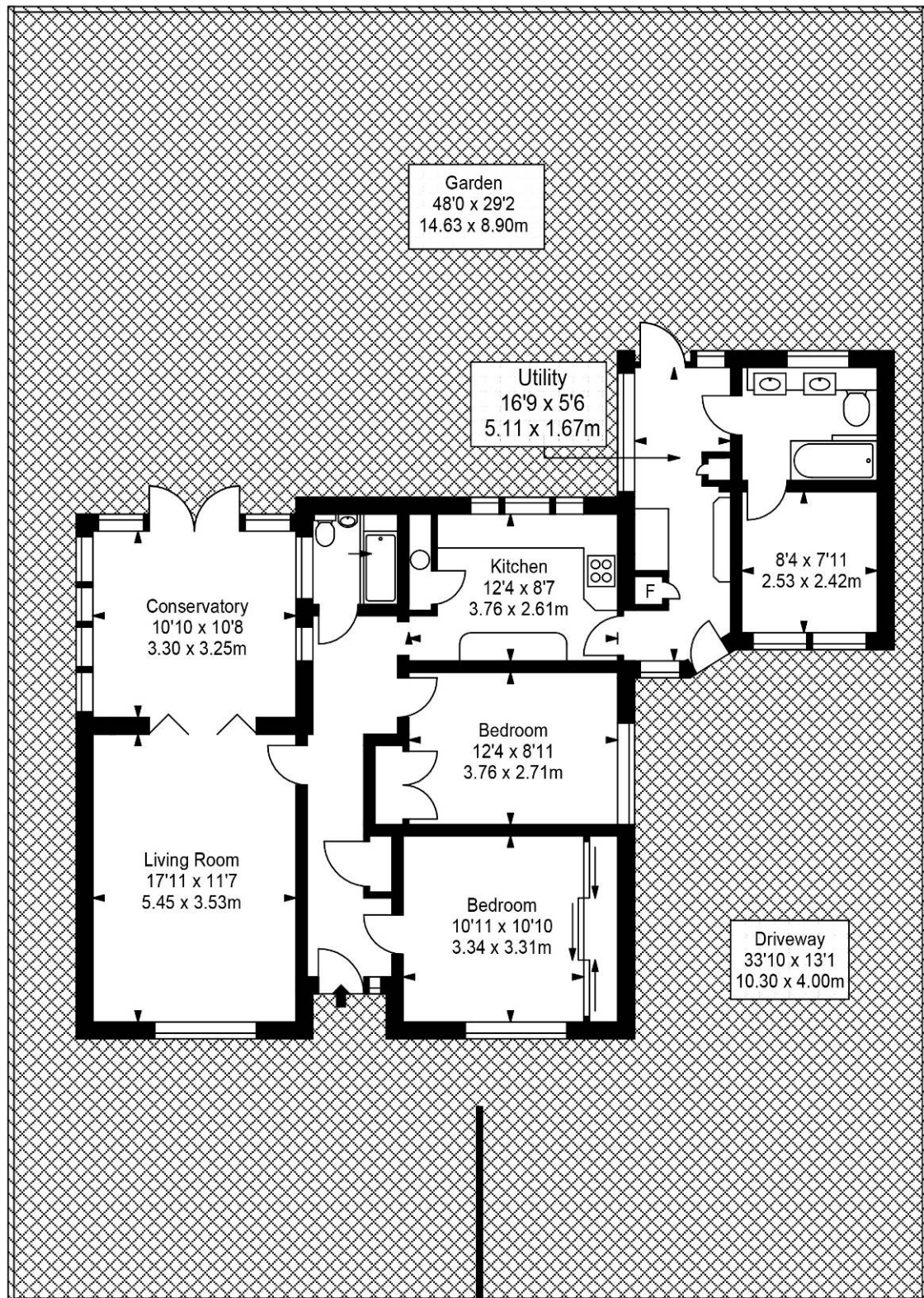
VIEWING

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



Harnan Avenue, Lympe

Approximate Gross Internal Area :-
Ground Floor :- 102.65 sq m / 1105 sq ft



Ground Floor

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