



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



**20 PROSPECT ROAD
HYTHE**

£400,000 Freehold

Recently refurbished to a high specification, a handsome end of terrace house in a prime central location offering spacious accommodation over three floors comprising two reception rooms, kitchen, three double bedrooms, bathroom and separate W.C. Garden. Off- Road Parking. EPC D.



www.lawrenceandco.co.uk

Tel: 01303 266022

email: findahome@lawrenceandco.co.uk

**20 Prospect Road
Hythe
CT21 5NH**

**Entrance Hall, Sitting Room, Dining Room, Kitchen,
Three Double Bedrooms, Bathroom, Cloakroom,
Garden, Off Road Parking**

DESCRIPTION

This handsome end of terrace house has been the subject of an extensive refurbishment and now offers exceptionally well proportioned accommodation which is presented in a smart contemporary style.

The accommodation is arranged over three floors and comprises an entrance hall leading to two reception rooms, a beautifully fitted kitchen in a smart shaker style, which opens onto the rear garden. Over the first and second floors there are three double bedrooms, bathroom and a separate cloakroom.

To the rear of the house there is a secluded courtyard garden providing a pleasant environment in which to relax and dine alfresco. To the front the property benefits from off-road parking for two vehicles.

SITUATION

Prospect Road is within the desirable Conservation Area of the town set just behind the bustling High Street, with its variety of interesting shops, boutiques, restaurants and cafes. The town is also well catered for with 4 supermarkets (including Waitrose, Sainsburys and Aldi), dentists, doctors surgeries, etc. The attractive, unspoilt seafront and picturesque Royal Military Canal are a short walk away together with a variety of sports and leisure facilities, including 2 golf courses, swimming pool, cricket, squash, bowls and lawn tennis clubs together with the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 2 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 (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is just over 3 miles away and the ferry port of Dover 12 miles away. (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

Staircase to 1st floor, radiator, door to dining room, door to:-

SITTING ROOM

Fireplace recess with tiled hearth, double glazed bay window to front, coved ceiling, radiator.

DINING ROOM

Access to shelved storage cupboard and understairs cupboard, coved ceiling, double glazed window to rear, radiator, open through to:-

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated electric oven, integrated dishwasher and integrated washing machine, square edged wood block work surfaces with coordinating upstands and inset with sink with mixer tap and drainer, induction hob, range of coordinating wall cupboards with extractor hood above the hob, one of the cupboards housing the wall-mounted gas-fired boiler, integrated fridge and freezer, recessed lighting, double glazed windows to side and rear, double glazed door to garden.

FIRST FLOOR LANDING

Staircase to second floor, access to understairs storage cupboard, radiator, door to:-

BEDROOM 1

Double glazed bay window to front, radiator concealed by decorative cover.

BEDROOM 2

Double glazed window to rear, radiator consider protective cover

BATHROOM

Well fitted with a contemporary suite comprising P ended shower bath with monsoon shower and glazed shower screen, wash basin with mixer tap and flight of vanity drawers beneath, tiled walls, obscured double glazed widow, wall mounted heated ladder rack towel rail.

CLOAKROOM

Low level WC with wash basin built in, obscure glazed window to rear.

SECOND FLOOR LANDING

Access to eaves storage cupboard.

BEDROOM 3

Double glazed bay window to front, radiator, walk-in wardrobe cupboard.

OUTSIDE

REAR GARDEN

The garden to the rear of the property is largely paved for ease of maintenance and is well enclosed by close boarded timber panelled fencing. Integral store cupboard. A timber gate gives access to the side of the property.

FRONT GARDEN

The garden to the front of the property comprises a hardstanding providing parking for up to two vehicles.

EPC Rating D.

COUNCIL TAX

Band D approx. £2,409.11 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

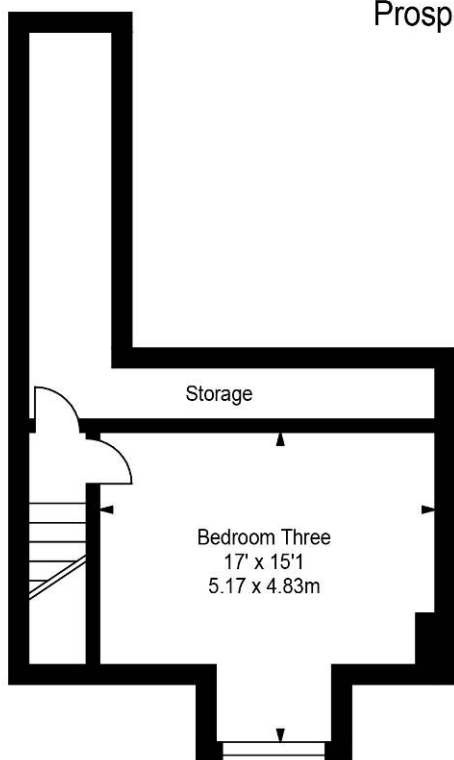




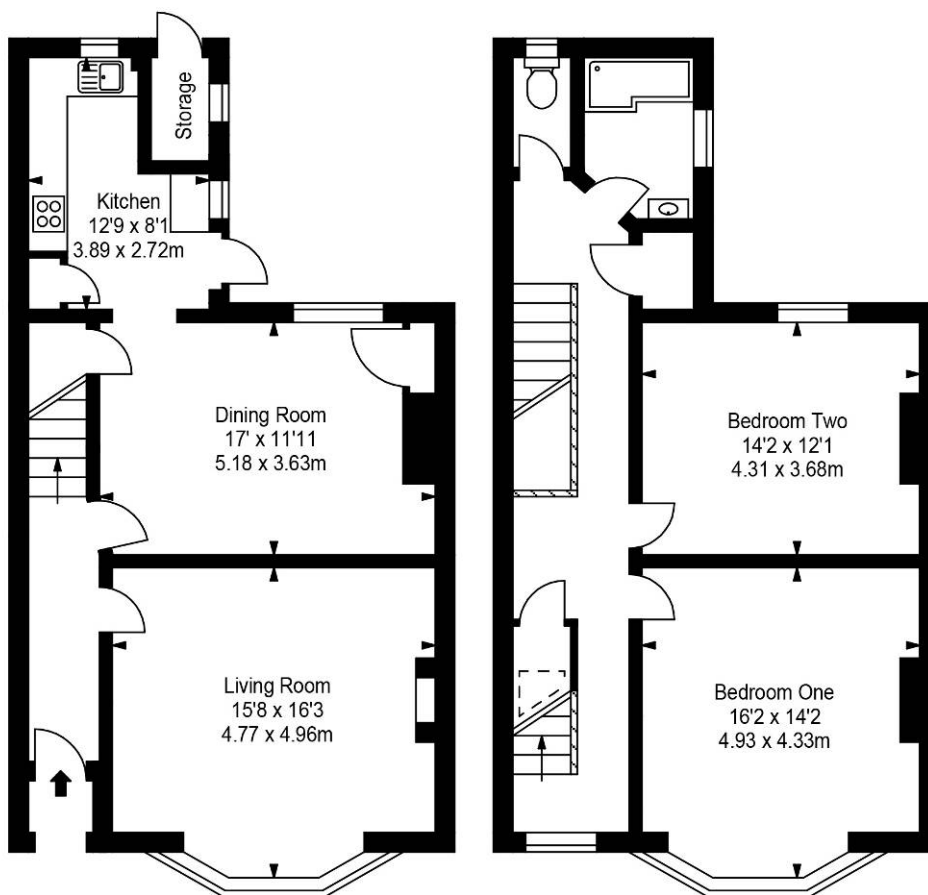


Prospect Road, Hythe

Approximate Gross Internal Area :-
Ground Floor :- 61.69 sq m / 664 sq ft
First Floor :- 62.89 sq m / 677 sq ft
Second Floor :- 37.90 sq m / 408 sq ft
Total :- 162.48 sq m / 1749 sq ft



Second Floor



Ground Floor

First Floor

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