



49 High Street, Hythe, Kent CT21 5AD



**58 PARK ROAD,
HYTHE**

**£355,000 Freehold
No Onward Chain**

In the heart of Hythe's highly desirable Golden Triangle, moments from the beach and a short stroll from the high street, a well presented semi detached period house being sold with the benefit of no onward chain. Two reception rooms, well fitted kitchen, cloakroom, two bedrooms, bathroom, secluded garden. EPC D



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58 Park Road, Hythe CT21 6EU

Entrance Vestibule, Sitting Room, Dining Room, Kitchen, Cloakroom, Two Bedrooms, Bathroom, Gardens to Front and Rear

DESCRIPTION

This well situated semi detached period house is attractively presented throughout and offers comfortably proportioned accommodation with a wealth of original features. The property is being sold with the added advantage of no onward chain.

The accommodation comprises an entrance vestibule leading to the sitting room with its cosy open fire and deep bay window, the dining room which opens onto the garden and beyond which is the well fitted kitchen with integrated appliances and adjoining cloakroom. The first floor comprises two double bedrooms and beautiful bathroom.

There is a shallow front garden and side access can be gained to the secluded rear garden. On street parking is readily available.

SITUATION

Park Road is a particularly sought after residential location, on level ground, to the south of the Royal Military Canal, moments from the seafront 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 in the catchment area for Hythe Bay Primary School and only a short walk from it. 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).

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a UPVC and opaque double glazed door with double glazed fan light above, polished timber floorboards, staircase to first floor, doors to dining room and:

SITTING ROOM

Attractive painted cast iron fireplace surrounded with tiled insert and provision for open fire above a tiled hearth picture rail, cornice, bay with double glazed windows to front fitted with folding plantation style shutters to half height, pair of contemporary radiators.



DINING ROOM

Polished timber floorboards, attractive painted cast iron fireplace surround with tiled hearth, access to understairs storage cupboard, double glazed casement door opening to and overlooking the rear garden, radiator, doorway to:

KITCHEN

Well fitted with a range of base cupboard and drawer units, incorporating space for freestanding washing machine, integrated dishwasher and integrated electric oven, roll top granite effect work surfaces inset with four burner gas hob and one and a half bowl stainless steel sink and drainer with mixer tap, tiled splashback, range of coordinating wall cupboards incorporating extractor hood above the hob, integrated fridge and freezer, recessed lighting, double glazed window to side, radiator, open plan to:

REAR LOBBY

Obscured double glazed door to garden, door to:

CLOAKROOM

Low level WC, wall hung wash basin, walls tiled to half height, obscured double glazed window to side.

FIRST FLOOR LANDING,

Access to loft space, doors to:

BEDROOM

Built-in wardrobe cupboard, double glazed window to front, radiator.

BEDROOM

Built-in wardrobe cupboard, shelved recess, double glazed window to rear, radiator.

BATHROOM

Twin ended bath set within a tiled surround, walk-in shower enclosure with thermostatically controlled shower, low level WC, pedestal wash basin with tiled splashback and illuminated mirror above, heated linen cupboard housing wall-mounted gas-fired boiler, recessed lighting, obscured

double glazed window to rear, heated column radiator and towel rail.

FRONT GARDEN

The shallow front garden is set behind a low wall with a mature evergreen hedge and a pathway leads to the side of the house to the front door and continues giving access to the:

REAR GARDEN

The garden to the rear of the property is well enclosed by timber-panelled fencing and incorporates a split-level paved patio area extending to the remainder of the garden which is laid to lawn with a further patio area before a brick-built shed and alongside a raised bed planted with a specimen tree.

EPC Rating Band D

COUNCIL TAX

Band C approx. £2,141.43 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

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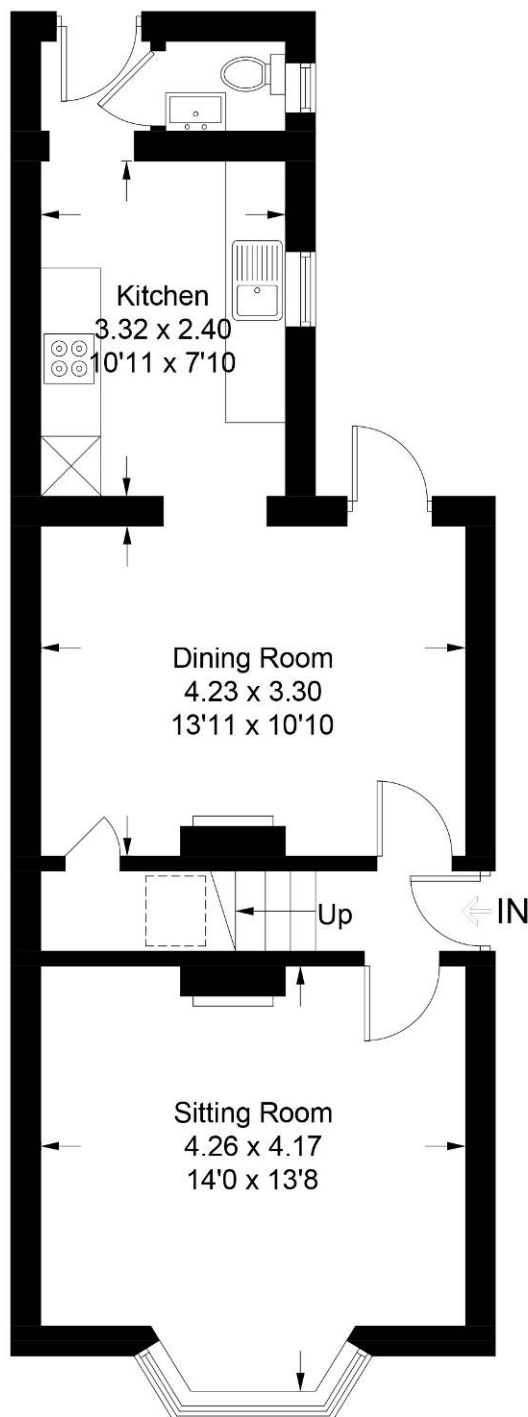




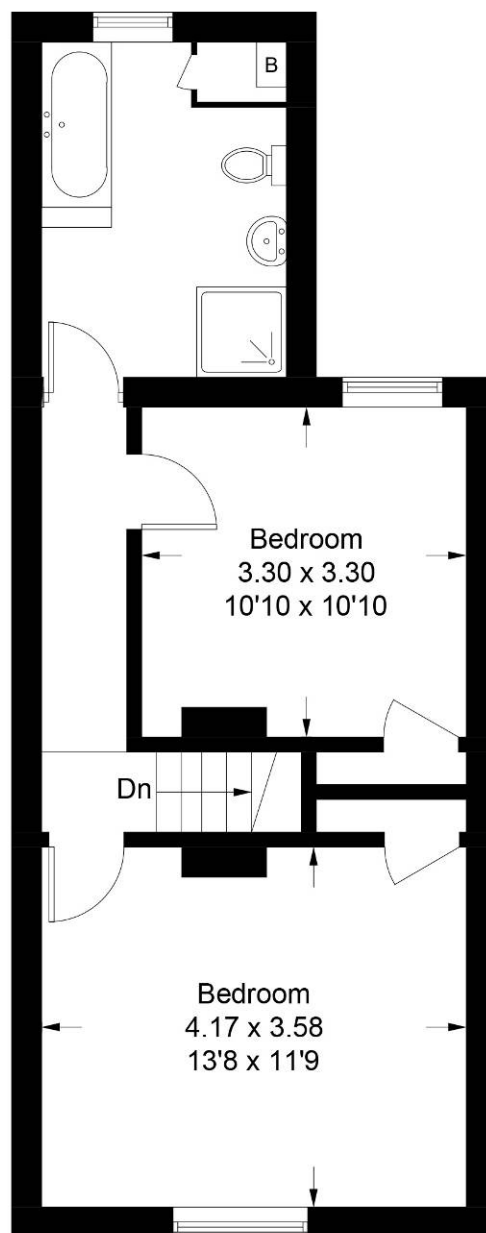
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Approximate Gross Internal Area
Ground Floor = 47.3 sq m / 509 sq ft
First Floor = 42.9 sq m / 462 sq ft
Total = 90.2 sq m / 971 sq ft

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1272274)