



49 High Street, Hythe, Kent CT21 5AD



**SEAGLASS COTTAGE,
42 PARK ROAD, HYTHE**

**£310,000 Freehold
NO ONWARD CHAIN**

Ideally situated on level ground, moments from the beach and a short walk from the town, this charming period semi-detached house has been extensively refurbished and offers beautifully presented accommodation including a sitting room, kitchen/dining room, utility, shower room, 2 bedrooms, courtyard garden. EPC D



**Seaglass Cottage,
42 Park Road, Hythe CT21 6DL**

**Entrance Porch, Sitting Room, Kitchen/Dining Room,
Utility Room, Shower Room,
Two Double Bedrooms,
Courtyard Garden**

DESCRIPTION

This well situated semi detached period house has been extensively refurbished for the current owners and is now beautifully presented throughout the comfortably proportioned accommodation. The property is being sold with the added advantage of no onward chain.

The accommodation comprises an entrance vestibule leading to the sitting room beyond which is the kitchen/dining room which is well equipped and leads to the utility room which also provides access to the garden and beyond which is the bathroom. The first floor comprises two double bedrooms.

There is a shallow front garden and to the rear the pretty courtyard garden provides the perfect spot in which to relax and dine alfresco. 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 PORCH

Entered via a timber effect, composite and opaque double glazed door with opaque double glazed windows to front and side, UPVC and opaque double glazed door to:

SITTING ROOM

Timber effect flooring, fireplace recess with electric fire over a tiled hearth, picture rail, double glazed window to front, contemporary vertical column radiator, one wall panelled to half height, open plan to:





KITCHEN/DINING ROOM

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated slimline dishwasher, integrated electric oven/grill, square-edged wood effect worktops inset with four burner halogen hob and stainless steel sink and drainer with mixer tap, tiled splashbacks. contrasting wall shelves, stainless steel, glazed and illuminated extractor hood above the hob, timber effect flooring, staircase to first floor, recessed lighting, double glazed window to rear overlooking the garden, contemporary vertical radiator, panelled and glazed door to:

UTILITY ROOM

Space and plumbing for washing machine, full height storage cupboard and further low level storage cupboard to side, wall mounted Worcester gas fired boiler, tiled floor, radiator, UPVC and double glazed window and door opening to rear garden, door to:

BATHROOM

Panelled bath with mixer tap and handheld shower set within a tiled surround, low level WC with concealed cistern, wall hung wash basin with tiled splashback, mixer tap and vanity drawer below, tiled floor, extractor fan, recessed lighting, heated ladder rack tower rail.

FIRST FLOOR LANDING

Access to loft space, doors to:

BEDROOM

One wall panelled to half height, attractive painted fireplace surround, pair of double glazed windows to front enjoying views down Albert Road and to the sea in the distance, contemporary vertical radiator.

BEDROOM

Attractive painted fireplace surround, double glazed window to rear, contemporary vertical radiator.

OUTSIDE

REAR COURTYARD GARDEN

The courtyard at the rear has been paved for ease of maintenance to provide an attractive patio area ideal for alfresco dining backed by a shallow raised border planted with lavenders and other plants including a jasmine. Rear access can be gained across the rear of the neighbouring property, returning to Albert Road.

FRONT GARDEN

The garden to the front of the property is set behind a low rendered wall and a wrought iron gate, opening to a pathway leading to the front door. The remainder of the garden is topped in shingle for ease of maintenance and planted with various shrubs and herbaceous plants, including Agapanthus, Arum Lily, Buddleia, Hydrangea, and a climbing rose supported against the front elevation of the house.

EPC Rating Band D

COUNCIL TAX

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

VIEWING

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

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Park Road, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 37.6 sq m / 405 sq ft
First Floor = 25.4 sq m / 273 sq ft
Total = 63.0 sq m / 678 sq ft

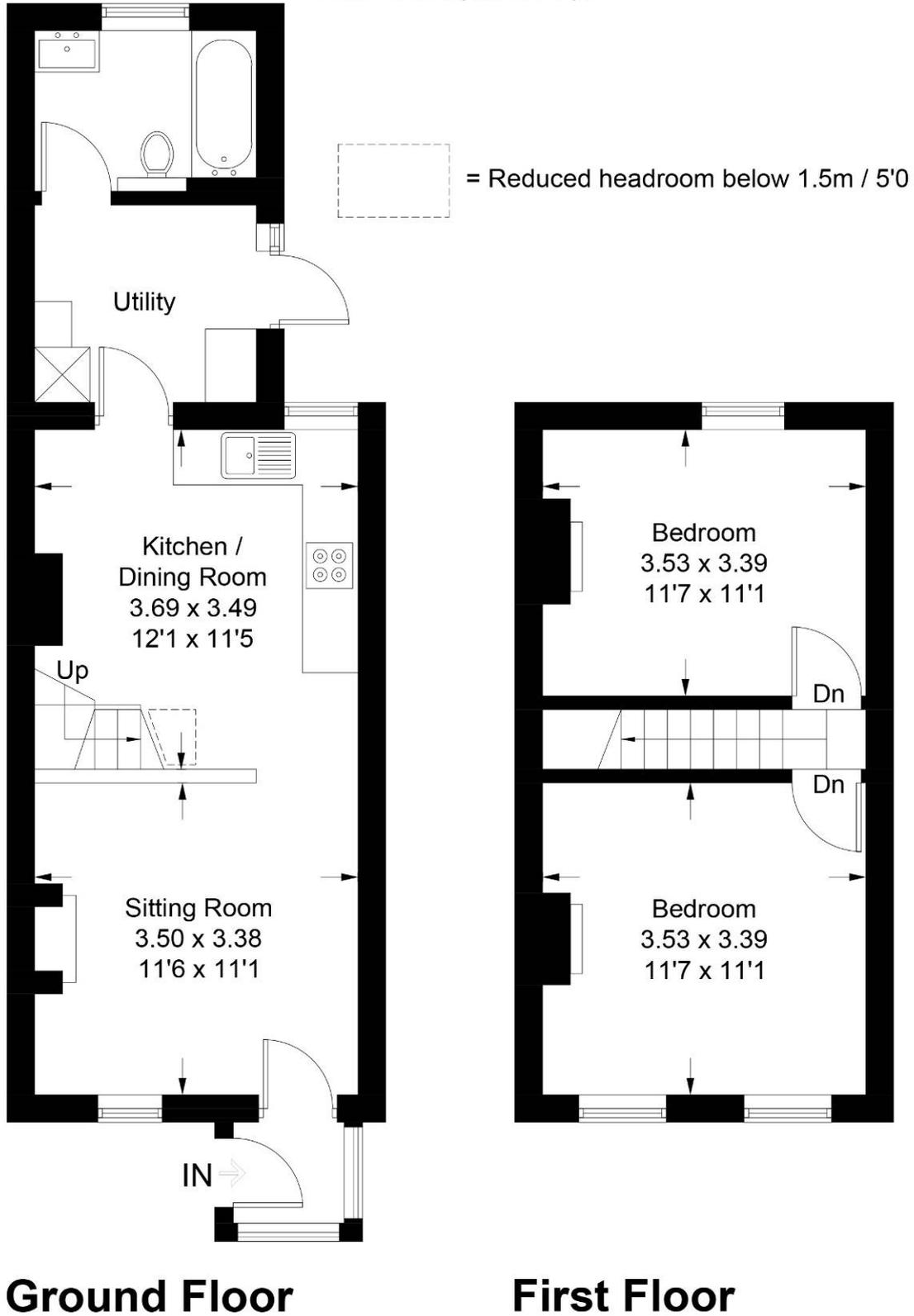


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