



49 High Street, Hythe, Kent CT21 5AD



**15 MOUNT STREET,
HYTHE**

£325,000 Freehold

This charming period cottage is well situated in the heart of the town and is easily accessible to all local amenities. The property, which has been thoughtfully extended, offers impeccably presented accommodation including a sitting room, kitchen/dining room, utility and cloakroom and 2 bedrooms. Courtyard garden. EPC D



**15 Mount Street,
Hythe CT21 5NT**

**Entrance Hall, Sitting Room, Dining Room open plan to Kitchen,
Utility Room, Cloakroom,
Two Bedrooms, Bathroom, Roof Terrace,
Courtyard Garden**

DESCRIPTION

This enchanting period property is ideally situated in the heart of the town. The property has benefited from a well planned extension and now offers surprisingly spacious accommodation which is attractively presented throughout.

The accommodation, which is beautifully presented throughout, comprises a generous entrance hall with ample storage leading to the sitting room and dining room, both with underfloor heating, the dining room with tri-folding uniting the space with the courtyard garden and open plan to the well fitted kitchen with integrated appliances. Beyond the kitchen there is a very useful utility room and cloakroom. The first floor comprises two bedrooms, the principal with access to a roof terrace, and a smart bathroom.

To the rear of the house is a secluded courtyard garden providing a delightful space for alfresco dining and entertaining.

SITUATION

Mount Street is conveniently situated in a desirable, central location on level ground, moments from the seafront with its long stretches of shingle beach and between the Royal Military Canal and the bustling High Street with its range of independent shops, boutiques, cafes and restaurants. The town is also well served by four supermarkets (including Waitrose, Aldi and Sainsburys). There are a selection of sports and leisure facilities in the vicinity, including tennis, bowls, cricket, squash and golf clubs, water sports, etc. The larger town of Folkestone is 5 miles and the Cathedral City of Canterbury 15 miles distant.

The area is convenient for commuting 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 Sandling just over 2 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West, 5 miles).

(All distances are approximate.)

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a timber effect composite and obscured double glazed door, timber effect flooring, full wall range of built-in storage cupboards, obscured double glazed window to side, door to:

INNER HALL

Timber effect flooring, staircase to first floor, door to sitting room and open plan to:



KITCHEN/DINING ROOM

The **dining area** with timber effect flooring with underfloor heating, access to understairs storage cupboard, tri-folding doors opening to and overlooking the courtyard garden, open plan to the **kitchen area** which is well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated dishwasher and electric oven, square edged timber effect work surfaces inset with deep ceramic sink and drainer with mixer tap and four burner induction hob, tiled splashbacks, range of coordinating wall cupboards, stainless steel extractor hood above the hob, integrated fridge and freezer, tiled floor, double glazed Velux roof light, recessed lighting, contemporary vertical radiator, open to:

UTILITY ROOM

Tiled floor, base cupboard with recesses to either side and provision for washing machine and tumble dryer, square edged woodblock work surface, undermounted with deep ceramic butler's sink with mixer tap, tiled splashback, range of coordinating wall cupboards, recessed lighting, extractor fan, wall-mounted gas-fired boiler, obscured double glazed windows and door opening to the courtyard garden, radiator, door to:

CLOAKROOM

Low level WC, pedestal washbasin, tiled floor, radiator, recessed lighting, extractor fan.

SITTING ROOM

Wood effect flooring with underfloor heating, former fireplace recess with tiled hearth, double glazed window to front.

FIRST FLOOR LANDING

Access to loft space, doors to:

BEDROOM

Double glazed windows to front and side enjoying a pleasant open aspect towards the Royal Military Canal, radiator, UPVC and double glazed door opening to:

ROOF TERRACE

Enclosed by glazed balustrade and from where views towards the Royal Military Canal can be enjoyed.

BEDROOM

Double glazed window to rear overlooking the courtyard garden, radiator.

BATHROOM

Panelled bath set within a tiled surround and fitted with mixer tap and handheld shower, tiled shower enclosure with thermostatically controlled monsoon shower with separate handheld attachment, close coupled W.C., washbasin set on a polished timber worktop with mixer tap and tiled splashbacks, tiled floor, recessed lighting, obscured double glazed window to side, wall mounted heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN

The garden to the front of the property incorporates a paved pathway with the remaining areas being topped with shingle for ease of maintenance. It is set behind a brick built wall and entered via a picket style gate.

REAR GARDEN

The courtyard garden to the rear of the property is of a split level design and is largely paved for ease of maintenance and incorporates a timber framed garden shed. A gate gives access to the right-of-way across the neighbouring property returning to Mount Street.

EPC Rating Band D

COUNCIL TAX

Band C approx. £2,228.22 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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

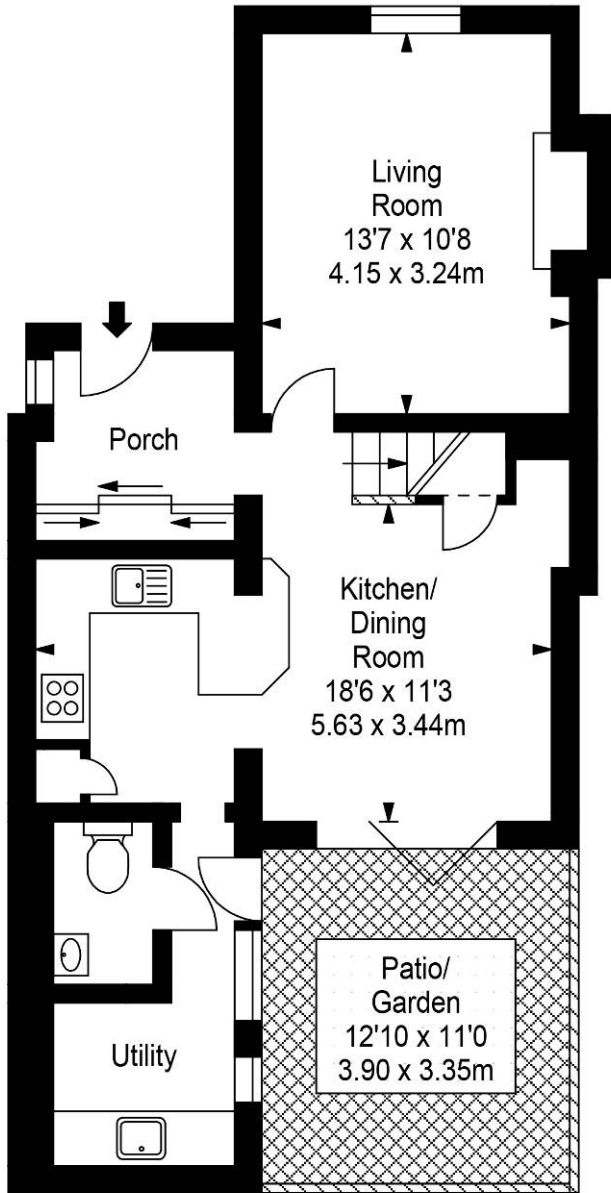






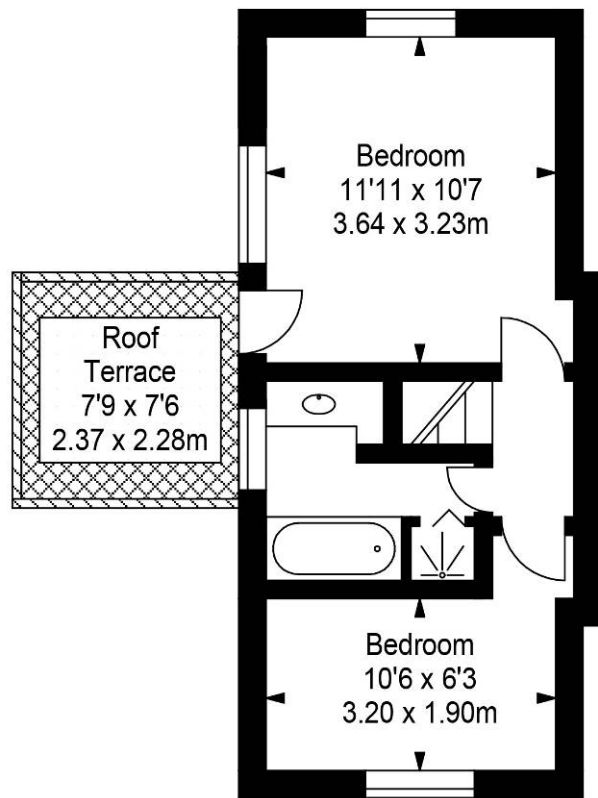
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Mount Street, Hythe



Ground Floor

Approximate Gross Internal Area :-
Ground Floor :- 49.33 sq m / 531 sq ft
First Floor :- 26.57 sq m / 286 sq ft
Total :- 75.90 sq m / 817 sq ft



First Floor

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