



49 High Street, Hythe, Kent CT21 5AD



**4 NIGHTINGALE AVENUE,
HYTHE**

**£295,000 Freehold
No Onward Chain**

Situated on a peaceful cul-de-sac, this comfortably proportioned semi detached bungalow would now benefit from some general updating. Sitting/dining room, kitchen, 2 bedrooms, smart modern bathroom. detached garage, ample parking, pretty gardens to front and rear. EPC D



4 Nightingale Avenue, Hythe CT21 6QX

Entrance Hall, Sitting Room, Kitchen, Two Bedrooms, Bathroom, Gardens to Front and Rear, Garage and Parking

DESCRIPTION

This attractive semi-detached bungalow is situated on a peaceful cul-de-sac, in a much sought after residential area close to the historic Royal Military Canal where miles of picturesque walks can be enjoyed.

The property would now benefit from some general updating but offers the potential to create a particularly appealing home with comfortably proportioned accommodation comprising a welcoming entrance hall leading to the generously sized sitting/dining room, fitted kitchen, two bedrooms, each with doors to the garden, and a contemporary bathroom. There may also be scope to extend should additional space be required (subject to obtaining all necessary consents and approvals).

The garden to the rear has the potential to be delightful, offering a good level of privacy and to the front, the driveway provides ample off road parking and access to the detached garage.

SITUATION

The property is situated on a sought after cul-de-sac, approximately a mile-and-a-half to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. Primary and Nursery school are within walking distance. The Royal Military Canal, cycle path and local beauty spot The Roughts with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well-served town with a bustling High Street, 4 supermarkets (including Waitrose, Sainsbury and Aldi) and range of independent shops, cafes, boutiques and restaurants. There are two golf courses and a Leisure Centre at the Hotel Imperial, all within easy reach and there is a variety of other sports and leisure facilities in the vicinity.

The M20 (Junction 13) and Channel Tunnel Terminal are both approximately 4 miles distant and there is a mainline railway station at Saltwood, approximately 3 miles away. The High Speed Link to London St Pancras is available from Ashford International Station with a journey time of approximately 37 minutes.

The accommodation comprises:

ENTRANCE HALL

Entered via an obscured double glazed door with an obscured double glazed window to side, timber effect flooring, cupboard housing, Baxi wall mounted gas fired boiler, shelved storage cupboard, radiator, doors to:

SITTING ROOM

Timber effect flooring, wood burning stove, wall light point, double glazed window to front, radiator.



KITCHEN

Fitted with a range of base cupboard and drawer units incorporating a freestanding electric stove with square-edged granite-effect worktops inset with sink and drainer with mixer tap, coordinating wall cupboards, full-height larder cupboard, timber-effect flooring, double glazed window to front radiator.

BEDROOM

Double glazed sliding patio doors opening to and overlooking the rear garden, radiator.

BEDROOM

Double glazed casement door with double glazed window to side opening to and overlooking the rear garden, radiator.

BATHROOM

Fitted with a contemporary suite comprising panelled bath with mixer tap and separate shower above, pedestal wash basin, low level WC, tiled floor, tiled walls, obscured double glazed window to side, radiator.

OUTSIDE

REAR GARDEN

The garden to the rear of the property is enclosed by timber panelled fencing and is laid largely to lawn with a shallow paved terrace running across the property. There are various mature shrubs and a timber-framed summer house.

FRONT GARDEN

The garden to the front of the property is set behind a low evergreen hedge and is topped in shingle for ease of maintenance with various specimen shrubs and other plants. A driveway to the side of the bungalow provides off-road parking and access to the:

DETACHED GARAGE

Of prefabricated construction, personal door to side, up and over to front, power and light.

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.**

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.







Nightingale Avenue, Hythe, CT21

Approximate Gross Internal Area = 60.3 sq m / 649 sq ft

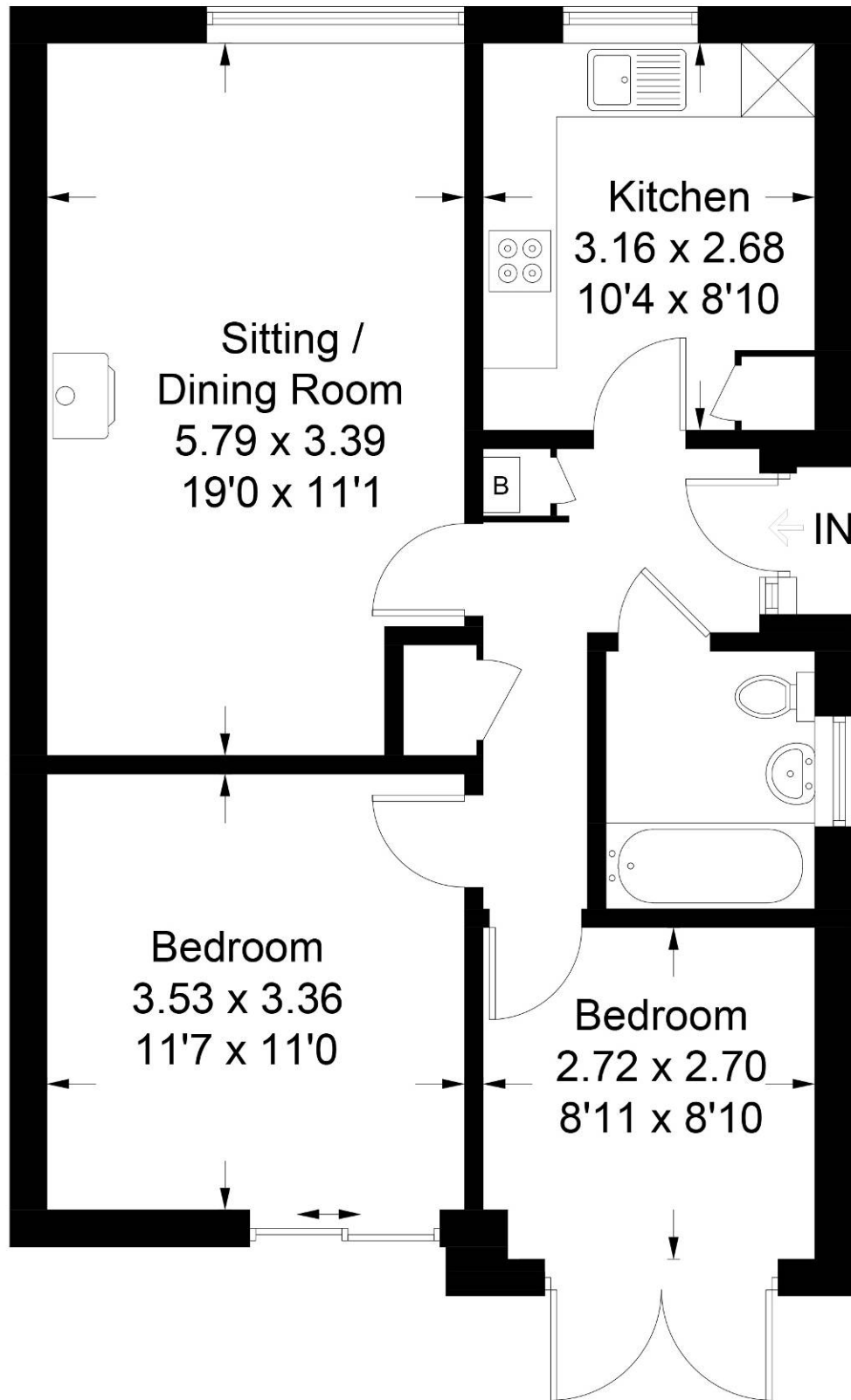


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1315352)