



49 High Street, Hythe, Kent CT21 5AD



139D HIGH STREET HYTHE

£275,000 Leasehold

A unique opportunity to acquire this charming, individual flat in the sought after conservation area, accessed at ground level from Dental street. The beautifully presented accommodation comprises a sitting room, dining room, fitted kitchen, two double bedrooms and a bathroom. EPC tbc.



**139D High Street
Hythe
CT21 5JL**

**Entrance Vestibule, Fitted Kitchen, Dining Room,
Sitting Room, Two Double Bedrooms, Bathroom**

DESCRIPTION

Individual flat set within an attractive period property and accessed at ground level from Dental Street via your own front door. The property is all on one level. The flat enjoys an enviable outlook over Hythe High Street and offers beautifully presented accommodation of generous proportions.

The property features an entrance vestibule, a stylish fitted kitchen that opens into a bright dining area, enhanced by a roof light that floods the space with natural light, and continues seamlessly into the sitting room. A spacious inner hallway leads to two double bedrooms and a well-appointed bathroom.

SITUATION

The flat is located within the desirable Conservation Area of the town, just behind the vibrant High Street, with its variety of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose), doctors surgeries, etc. The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further and there are a variety of sports and leisure facilities in the vicinity, including 2 golf courses and the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 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 only just over a mile away the ferry port of Dover is 12 miles away. (All distances are approximate.)

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a timber effect composite door, tiled floor, double glazed window to front and side, wall mounted Ideal gas boiler, door to:

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated oven, fridge and washing machine, square edged wood block work surfaces inset 1 ½ bowl stainless steel sink and drainer unit with mixer tap, ceramic hob with extractor hood above, tiled splashbacks, coordinating wall cupboards, double glazed window to front, recessed lighting, coved ceiling, tiled floor, radiator, open through to:

DINING ROOM

Set beneath a glazed roof light, recessed lighting, coved ceiling, radiator, door through to inner hallway, open through to:

SITTING ROOM

Attractive timber fireplace surround with tiled inserts and provision for an open fire, pair of secondary glazed windows to rear overlooking the High Street, coved ceiling, recessed lighting.

INNER HALLWAY

A generous space with access to storage cupboard, feature glass block window, coved ceiling, recessed lighting, radiator, doors to:

BEDROOM

Access to loft space, pair of secondary glazed windows to front overlooking the High Street, coved ceiling, radiator.

BEDROOM

Double glazed window to front, coved ceiling, recessed lighting, radiator.

BATHROOM

Cast iron bath with mixer tap and handheld shower attachment, glazed shower screen, low-level WC, pedestal wash basin, localised tiling, tiled floor, heated ladder rack towel rail, coved ceiling, recessed lighting, obscured window to front.

LEASE DETAILS

Remainder of a 999 year lease which commenced circa tbc

SERVICE CHARGE

We are advised that the property has a 50% liability to contribute to any cost associated with the running of the building (as and when required).

EPC Rating tbc

COUNCIL TAX

Band A approx. £1606.07 (2025/65)
Folkestone & Hythe District Council.

VIEWING

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

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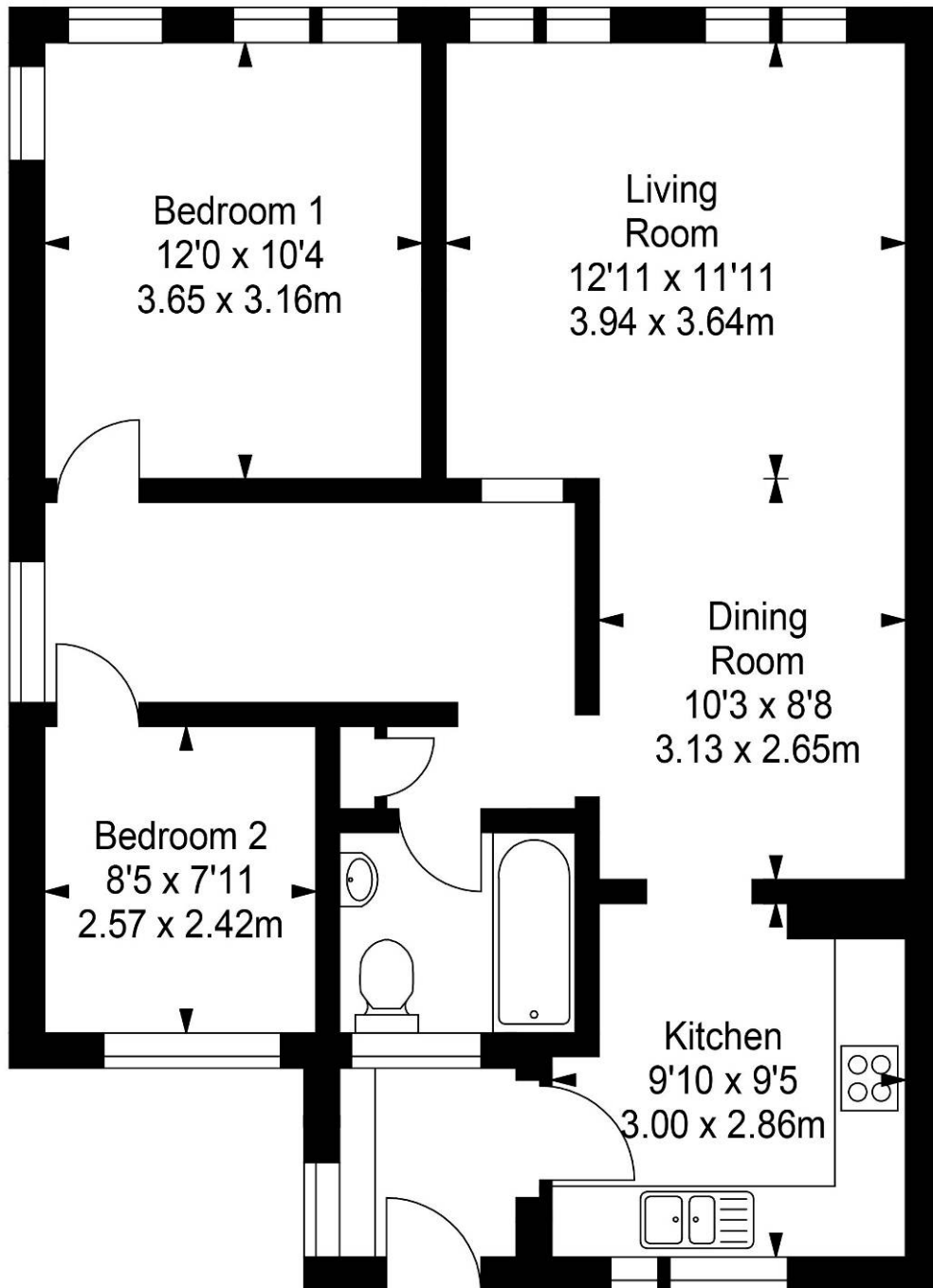






High Street, Hythe

Approximate Gross Internal Area :-
Ground Floor :- 70.42 sq m / 758sq ft



Ground Floor

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