



49 High Street, Hythe, Kent CT21 5AD



COAST COTTAGE, 6 RANGE ROAD, HYTHE

£650,000 Freehold
NO ONWARD CHAIN

In a sought after location, seconds from the beach, this charming semi-detached chalet bungalow enjoys deceptively spacious accommodation. 2 reception rooms, kitchen/breakfast room, 3 bedrooms (1 en-suite). There is a delightful garden and further land with potential for development (STPP), garage, parking. EPC D



Coast Cottage, 6 Range Road, Hythe CT21 6HQ

Entrance Porch, Dining room, Inner Hallway, Sitting Room, Kitchen/Breakfast Room, Utility Room, 3rd Bedroom (with En-Suite Shower Room), Two Further Bedrooms, Bathroom, Garage, Parking, Delightful Garden

DESCRIPTION

Being offered for sale for the first time in some forty years, Coast Cottage is a much loved family home which has been well maintained and improved during the ownership of the family. The pretty yet relatively unassuming façade conceals a deceptively spacious interior with accommodation totalling circa 1500 square feet (plus the garage).

This semi-detached chalet bungalow is entered via a generous entrance porch opening to a spacious dining room, flooded with light from the two south facing windows and with beautiful original parquet flooring which extends throughout much of the ground floor. The 20ft sitting room opens onto the garden as does the smartly fitted kitchen/breakfast room. There is also a double bedroom with en-suite shower room and a utility room on the ground floor. The first floor comprises two bedrooms, the principal bedroom with a walk-in wardrobe, and a large bathroom.

The house occupies a generous plot with the main area of the garden directly to the rear of the property being well planted for year round interest and incorporating an attractive ornamental pond, expanse of lawn and various seating areas. To the front of the house is a wide driveway providing parking and leading to the detached garage.

Beyond the main garden there is additional land with separate vehicular access from Wakefield Way. The owner of the property made a recent pre planning application with F&HDC which received a positive response so there may be planning potential for the erection of a single storey dwelling in this area (subject to all necessary consents and approvals being obtained).

SITUATION

Range Road is a sought after location on level ground with direct access to Fishermen s Beach where one can dine alfresco at The Lazy Shack based in The Old Lifeboat Station which also incorporates The Lazy Shack Shop selling a variety of seasonal fresh fish and other locally sourced produce. Further along the seafront is The Waterfront , a renowned fine dining restaurant and cocktail bar. The town centre, beyond the historic Royal Military Canal, is within a pleasant walk with its vibrant High Street offering a variety of independent shops, boutiques, cafes, bars and restaurants. In addition there are 4 supermarkets (including Waitrose). The property is within walking distance of Hythe Bay CofE Primary School and there are a plethora of other educational facilities in the area including boys and girls grammar schools in Folkestone, 5 and 4 miles distant.

There is also an excellent selection of sports and leisure facilities in the vicinity including tennis, bowls, cricket, squash and sailing clubs, The Hotel Imperial with its leisure centre, gym and spa, the sailing club as well as other water sports facilities.

The area is fortunate in having particularly good communications with a mainline 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 (4.2 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is around 4 miles away and the ferry port of Dover is 13 miles away. (All distances are approximate.)

The accommodation comprises:

ENTRANCE PORCH

Entered via a UPVC and double glazed door, terracotta tiled floor, raised planter constructed of ragstone, double glazed windows to three sides, obscured double glazed door to:

DINING ROOM

Polished parquet flooring in a herringbone design, pair of double glazed windows to front, two radiators, open plan to:

INNER HALLWAY

Polished parquet flooring in a herringbone design, staircase to first floor, doors to:

SITTING ROOM

Attractive marble effect fireplace surround encompassing an electric fire over a coordinating hearth, two wall light points, double glazed sliding patio doors with double glazed window to side opening to and uniting the space with the garden beyond, double glazed windows to either side, radiators.

KITCHEN/BREAKFAST ROOM

Well fitted with a range of base cupboard and drawer units in smart white high gloss finish incorporating deep pan drawers, one cupboard housing, a dishwasher, roll top granite effect work tops inset with stainless steel sink and drainer with mixer tap and five burner gas hob with stainless steel extractor hood above, tiled splashbacks, range of coordinating wall cupboards, integrated double oven/grill, polished parquet flooring in a herringbone design, recessed lighting, two double glazed windows and double glazed casement door opening to the rear garden, radiator.

UTILITY ROOM

Access to understairs storage area, plumbing for washing machine, wall mounted Worcester gas-fired boiler, double glazed window to rear.

BEDROOM

Polished parquet flooring in a herringbone design, double glazed windows to front and side, radiator, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure with Myra shower, low level WC, pedestal wash basin, tiled floor, tiled walls, recessed lighting, obscured, double glazed window to side, radiator and heated towel rail.

FIRST FLOOR LANDING

Access to loft space, double glazed window to rear above the stairwell enjoying views towards Hythe's pretty hillside, doors to:

BEDROOM

Washbasin set within a tiled surround in an illuminated recess, access to deep **walk-in wardrobe cupboard** fitted with hanging rails and shelving, access to two under eaves storage cupboards, access to deep **walk-in linen cupboard** with radiator, dormer with double glazed window to front, radiator.

BEDROOM

Access to two eaves storage cupboards, built-in desk unit with flight of drawers to side, dormer with double glazed window to front, radiator.

BATHROOM

Panelled bath with mixer tap and handheld shower, low level WC, wash basin with vanity cupboard below, localised tiling, recessed lighting, access to eaves storage cupboard, obscured double glazed window to side, heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN

There is a shallow garden to the front of the property set behind a low ragstone wall and topped in shingle for ease of maintenance. To the right of the property is a generous **driveway** providing off-road parking for a single vehicle and access to the garage. From here a personal gate gives access to the:





REAR GARDEN

The garden to the rear of the property is well enclosed by a combination of walls and timber-panelled fencing. Directly to the rear of the house is a shallow paved patio area, extending to the remainder of the garden, which is laid extensively to lawn encompassed by borders well stocked with a variety of shrubs, herbaceous and other plants, thoughtfully planned for year-round interest and including a laburnum, robinia, hebe, lavenders, phlox, alstroemeria, roses and various clematis amongst others. There is also an attractive ornamental pond stocked with irises and water lilies.

An archway supporting a honeysuckle leads to the area of the garden which has the potential for further development (subject to all necessary consents and approvals being obtained) which is membraned and largely covered in gravel for ease of maintenance, but also incorporates beds planted with fuchsia, roses, peony, flowering cherry, agapanthus and irises. Within this area is a freestanding **greenhouse** of a generous size. Beyond this is a further section of garden which is well enclosed by close boarded timber panelled fencing and is also membraned and topped in gravel for ease of maintenance. Double gates open to an additional area which is shingled, enclosed by close boarded timber panelled fencing and has double gates opening to the track from Wakefield Way, leading to Range Road.

GARAGE

Electronically operated roller door to front, double glazed window to rear, double glazed personal door to side, power and light.

NB The final gated section of garden is held under adverse possession. The owners will pass the benefit of the five year period of possession to the purchasers who, in turn, will be able to continue possession and after a total of twelve years, (i.e. in seven years time) make their own application for a possessory title.

The property and the rest of the gardens have absolute title, held under two separate title numbers.

EPC Rating Band D

COUNCIL TAX

Band D approx. £2,506.74 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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

DISCLOSURE OF INTEREST

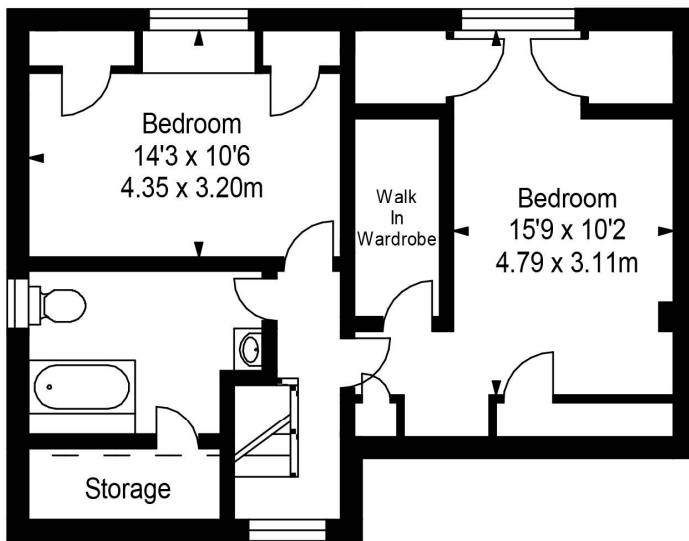
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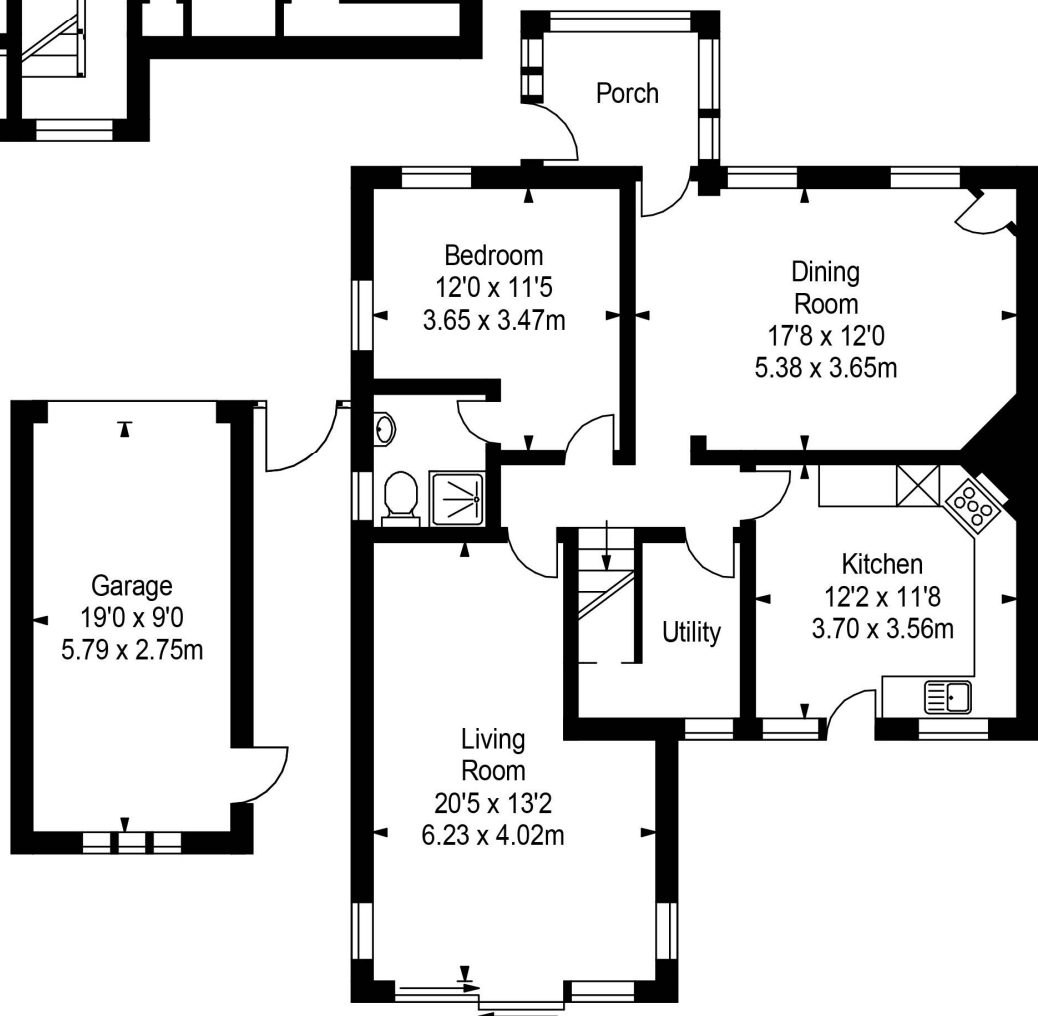


Coast Cottage, 6 Range Road, Hythe



First Floor

Approximate Gross Internal Area :-
 Ground Floor :- 87.89 sq m / 946 sq ft
 First Floor :- 55.37 sq m / 596 sq ft
 Garage :- 16.26 sq m / 175 sq ft
 Total :- 159.52 sq m / 1717 sq ft



Ground Floor

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