LAWRENCE & Co
- of Hythe -

49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



7 ARTHUR ROAD, HYTHE

£399,950 Freehold

In a sought after location, moments from the seafront, this smartly presented semi- detached family home has been much improved in recent months. It enjoys comfortable accommodation with a cosy sitting room, kitchen/dining room, three bedrooms, bath and cloakrooms. Garden, parking. EPC E



www.lawrenceandco.co.uk **Tel: 01303 266022** **email**: findahome@lawrenceandco.co.uk

7 Arthur Road,
Hythe CT21 6DX

Entrance Hall, Sitting Room, Kitchen/Dining Room, Cloakroom, Three Bedrooms, Bathroom, Garden To Front, Courtyard Garden To Rear, Parking

DESCRIPTION

This well situated semi-detached family home has been the subject of an extensive programme of updating and improvement. The property now offers attractively presented, light and airy accommodation which is of particularly comfortable proportions.

The accommodation comprises a welcoming entrance hall leading to cosy sitting room at the front of the house, a smartly fitted kitchen/dining room spanning the width of the rear of the house and a cloakroom. On the first floor there are three generous bedrooms and a bathroom.

Outside there is a parking space before a gateway opening to the well enclosed front garden which is a secluded and usable space. To the rear there is an attractive courtyard garden which enjoys a southerly aspect and provides a wonderful space for alfresco dining and entertaining.

SITUATION

Arthur Road is a particularly sought after residential location, on level ground, to the south of the Royal Military Canal and just one road back from the unspoilt seafront of this ancient Cinque Ports Town with its long stretches of shingle beach and where one can dine alfresco at The Lazy Shack on Fisherman s Beach or in style at The Waterfront Restaurant.

The busy High Street with its range of independent shops, boutiques, cafes and restaurants, is just a short walk away. 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 a short walk from Hythe Bay Primary School with other educational facilities nearby and boys and girls grammar schools in Folkestone. 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 HALL

Entered via a timber panelled and glazed door, obscured double glazed window to side, tiled floor, staircase to first floor, built in storage cupboard, radiator, doors to:

SITTING ROOM

Recessed lighting, provision for wall mounted TV, bay with double glazed windows to front, overlooking the garden, radiators.









KITCHEN
Fitted with a range of base cupboard and drawer units incorporating integrated slimline dishwasher and electric oven, square edged work tops inset with one and a half bowl sink and drainer with mixer tap and four burner induction hob, coordinating wall cupboards, wall mounted Glowworm gas fired boiler, integrated fridge and freezer, recessed lighting, double glazed window to rear overlooking the garden, radiator, open plan to:

DINING ROOM
Provision for wall-mounted TV, double glazed casement doors with double glazed windows to either side, opening to and overlooking the rear garden, tiled floor, radiator.

CLOAKROOM
Low level WC, wall hung washbasin, extractor fan, obscured double glazed window to front.

FIRST FLOOR LANDING
Access to loft space, double glazed window above stairwell to side, built-in shelved storage cupboard doors to:

BEDROOM
Double glazed window to rear enjoying glimpses of the sea between buildings, radiator.

BEDROOM
Double glazed window to front, radiator, fitted wardrobe cupboard.

BEDROOM
Double glazed window to rear enjoying glimpses of the sea between buildings, radiator.

BATHROOM
Well fitted with a contemporary suite comprising panelled bath with mixer tap and thermostatically controlled shower with separate handheld attachment, low level WC, pedestal washbasin with mixer tap and tiled splashback, obscured double glazed window to front, heated ladder towel rail, extractor fan, recessed lighting.

FRONT GARDEN
The garden to the front of the property is well enclosed by close boarded timber panelled fencing and it's laid largely to lawn with a paved stepping stone pathway leading to the front door.

PARKING
There is an off-road parking space before the front garden.

REAR GARDEN
The garden to the rear of the property is enclosed by a combination of ragstone walls, close boarded timber panelled fencing, topped by contemporary trellis and set in part beneath a timber-framed pergola. The garden is paved for ease of maintenance and enjoys a southerly aspect and with side access.

EPC Rating Band E

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

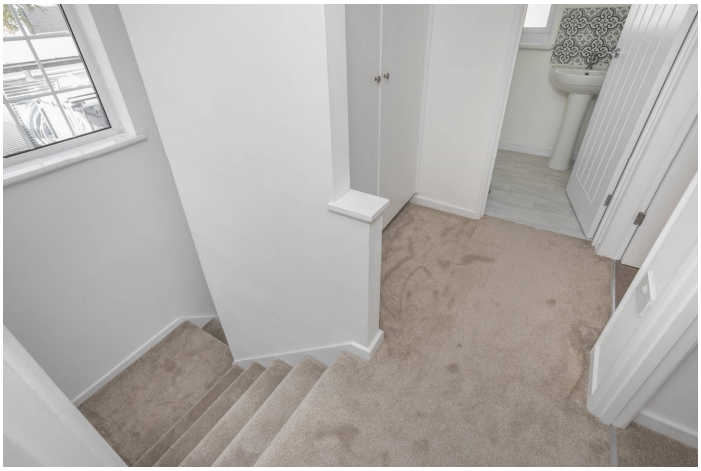
VIEWING
Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

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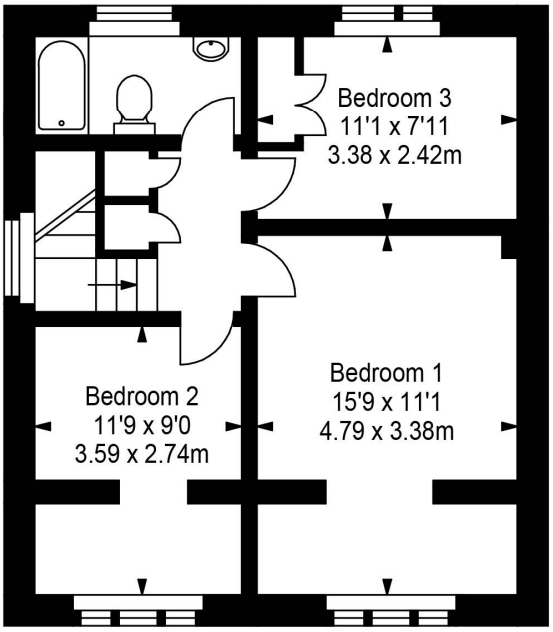




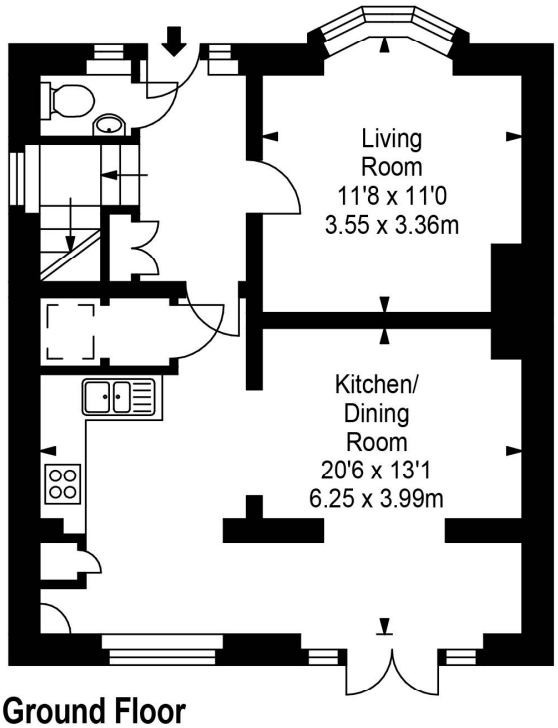


Arthur Road, Hythe

Approximate Gross Internal Area :-
Ground Floor :- 47.29 sq m / 509 sq ft
First Floor :- 45.99 sq m / 495 sq ft
Total :- 93.28 sq m / 1004 sq ft



First Floor



Ground Floor

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

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