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LAWRENCE & Co
- of Hythe -

Estate
Agents

49 High Street, Hythe, Kent CT21 5AD



**2 SIR JOHN MOORE AVENUE
HYTHE**

£325,000 Freehold

In a particularly convenient central location on the lower hillside, accessible to all local amenities, an attractively presented, comfortably proportioned 2-bedroom house offering light and airy accommodation with a sitting room, kitchen/dining room, 2 bedrooms and a bathroom. Pretty garden to rear. EPC D.



**2 Sir John Moore Avenue
Hythe
CT21 5DE**

**Entrance Vestibule, Sitting Room, Kitchen/Dining Room,
Two Bedrooms, Bathroom
Front and Rear Gardens**

DESCRIPTION

This surprisingly spacious terraced house is well situated on the sought after lower hillside from where it is accessible to all local amenities, bus routes and pleasant walks along the banks of The Royal Military Canal. The property has been well maintained and enjoys beautifully presented light and airy accommodation of particularly comfortable proportions.

The accommodation includes an entrance vestibule, sitting room, smartly fitted kitchen/dining room opening on to the garden, two bedrooms and a bathroom. The owner has created a pretty garden to the rear incorporating a garden shed, patio and attractive planting theme. Parking is generally readily available on the street outside and there are four spaces available for the exclusive use of the five properties in the terrace on a first come first served basis.

SITUATION

Sir John Moore Avenue enjoys a convenient central location on the sought after lower hillside within a short walk of Hythes bustling High Street with its range of interesting shops, boutiques, restaurants and cafes. The town is also well served by 4 supermarkets (including Waitrose, Sainsburys and Aldi), doctors surgeries, etc.

The attractive, unspoilt seafront and picturesque Royal Military Canal are a short walk away together with a variety of sports and leisure facilities, including 2 golf courses, swimming pool, cricket, squash, bowls and lawn tennis clubs together with the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 2 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. Eurostar trains to Paris and Brussels also depart from the latter. The Channel Tunnel Terminal is just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via an obscure double glazed door, access to deep high level storage cupboard, door to:-

SITTING ROOM

Coved ceiling, double glazed window to front with distant views to the Roughs, radiator, door to:-



KITCHEN/DINING ROOM

Range of base cupboards and drawer units incorporating integrated electric oven, space and plumbing for washing machine and dishwasher, rolled top granite effect worksurfaces inset with four burner gas hob and stainless steel sink and drainer unit, tiled splashbacks, range of coordinating wall cupboards, wall mounted Glow Worm gas fired boiler, double glazed window to rear and double glazed casement door with double glazed window to side opening to and overlooking the rear garden, timber effect flooring throughout, recess for free standing fridge freezer, access to deep understairs storage cupboard, two radiators, staircase to first floor.

FIRST FLOOR LANDING

Access to loft space, built in linen cupboard, radiator, doors to:

BEDROOM 1

Range of built in wardrobe cupboards, coved ceiling, double glazed window to front enjoying far reaching views to the Roughs in the distance, radiator.

BEDROOM 2

Built in storage cupboard, coved ceiling, double glazed window to rear overlooking the garden, radiator.

BATHROOM

Panelled bath within a tiled surround and fitted with Triton Jade 2 thermostatically controlled shower above and glazed shower screen, pedestal wash basin, low level wc, timber effect flooring, tiled walls, obscure double glazed window to rear, radiator.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is laid mainly to lawn and edged by borders planted with a variety of seasonal bulbs, shrubs and other plants including camelia, climbing rose and clematis amongst others. A pathway leads to the front door alongside which is a deep storage cupboard.

REAR GARDEN

Directly to the rear of the property is a paved terrace extending to the remainder of the garden which is well enclosed by timber panelled fencing and laid mainly to lawn with borders planted with a variety of shrubs, herbaceous and other plants including hydrangeas, seasonal bulbs, Japanese anemone and honeysuckle amongst others. At the far end of the garden is a further paved terrace, free standing storage shed and gate giving rear pedestrian access.

COUNCIL TAX

Band B approx. £1513.57 (2020/21)
Folkestone & Hythe District Council.

VIEWING

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

EPC RATING BAND D.

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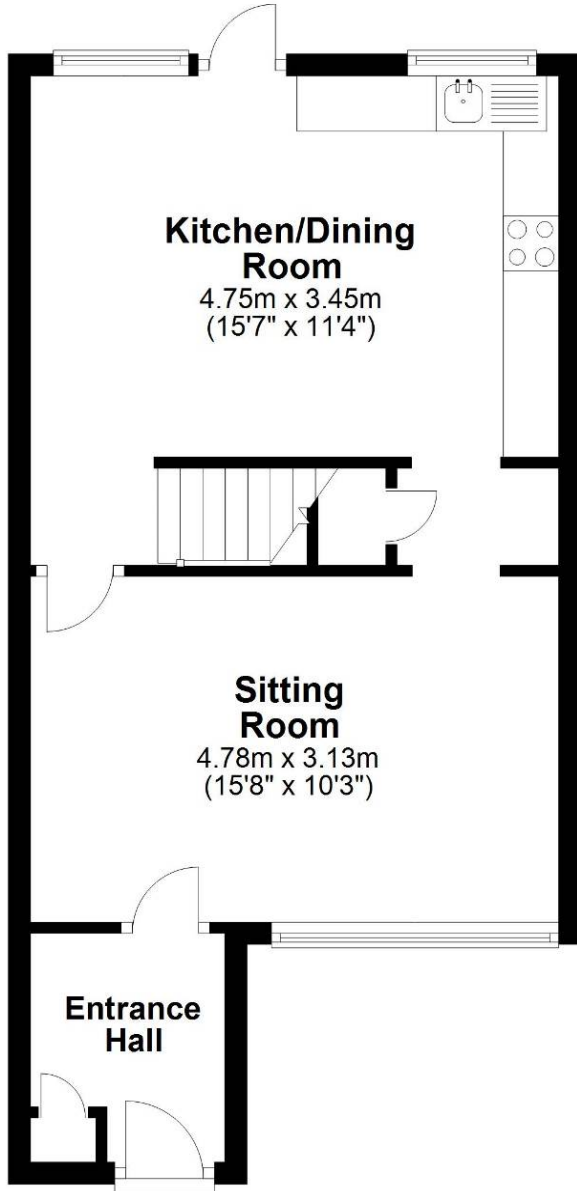






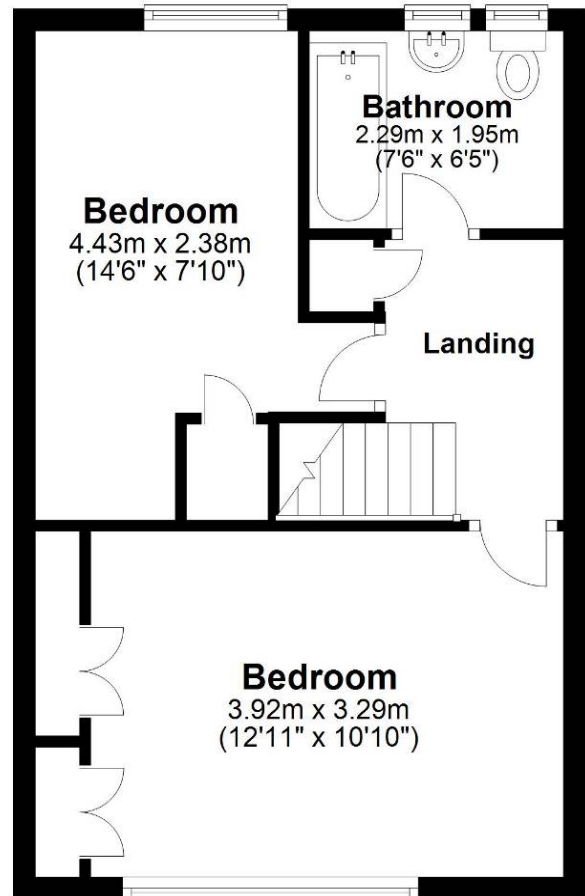
Ground Floor

Approx. 40.3 sq. metres (434.1 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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.
Plan produced using PlanUp.