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36 STADE STREET HYTHE

£280,000 Freehold

An enchanting Grade II Listed period cottage in a prime central location, moments from the beach and a short walk from the High Street. The accommodation comprises a lovely sitting/dining room, smartly fitted kitchen/breakfast room, two double bedrooms and a bathroom. Delightful west facing garden and courtyard.



36 Stade Street Hythe CT21 6BD

Sitting Room, Dining Area, Kitchen/Breakfast Room, Lobby, Bathroom, 2 Bedrooms, Rear Courtyard Garden

DESCRIPTION

Looks can be deceptive, beyond the pretty façade of this enchanting period cottage, the accommodation is deceptively spacious and light and airy throughout. The accommodation includes a through sitting/dining room measuring almost 25 feet in length with wood block flooring and fireplace, a generous kitchen breakfast room, large ground floor bathroom and two double bedrooms.

To the rear of the house is an attractive courtyard enjoying a westerly aspect and beyond this is a part walled garden also enjoying a westerly aspect.

SITUATION

Forming part of Hythe's desirable conservation area, Stade Street is a particularly sought after location on level ground, to the south of the Royal Military Canal, moments from the seafront and a short, level walk from the bustling High Street with its range of independent shops, boutiques, cafes and restaurants. The town is also well served with 4 supermarkets (including Waitrose, Aldi and Sainsburys). There is a selection of sports and leisure facilities in the vicinity, including tennis, bowls, cricket and squash clubs, water sports, etc. The property is also in the catchment area for Hythe Bay Primary School and only a short walk from it. The larger town of Folkestone is 5 miles distant 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) 3.5 miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Saltwood around 2.5 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West) with a journey time of around 53 minutes from Folkestone.

(All distances are approximate.)

The accommodation comprises:

SITTING ROOM

Entered by a ledge and braced door, polished woodblock parquet flooring throughout, attractive timber fireplace surround with inset coal effect living flame gas fire above a stone hearth, wall light points, sash window to front, radiator, open plan to:-

DINING AREA

Access to understairs storage cupboard, polished woodblock parquet flooring, glazed casement doors opening to and overlooking the rear courtyard garden, radiator, doorway giving access to staircase to First Floor, door to:-



KITCHEN/BREAKFAST ROOM

Well fitted with a range of base cupboard and drawer units incorporating integrated dishwasher, electric oven and space and plumbing for washing machine, woodblock work surface inset with 1½ bowl sink and drainer unit with mixer tap and 5-burner gas hob, tiled splashbacks, range of co-ordinating wall cupboards incorporating corner display shelving, wine rack and a further cupboard housing the wall mounted gas fired boiler, further bank of shelved storage cupboards, recessed lighting, hatch with drop down ladder giving access to loft space, opaque window to side, further window and stable door overlooking the courtyard garden, radiator. Door to:-

LOBBY

Door to:-

BATHROOM

Panelled bath with mixer tap with hand held shower, low level W.C., bidet, pedestal wash basin, tiled shower enclosure, tiled walls, recessed lighting, obscure double glazed window to side, heated towel rail.

Access to loft space, doors to:-

BEDROOM 1

Sash window to front enjoying open aspect through to Oaklands, radiator.

BEDROOM 2

Polished timber floorboards, window to rear overlooking the courtyard garden, radiator, door to over stairs storage cupboard.

OUTSIDE

Rear Courtyard Garden

Paved for ease of maintenance and enclosed by a low brick built wall topped with trellis and incorporating a metal storage container, arched wrought iron gate giving access to gravelled walkway to rear over which we understand the property to enjoy a right of access returning to Stade Street and from where a further wrought iron gate set within a ragstone wall leads to an additional area of garden largely topped with shingle and incorporating a specimen holly tree and brick built outhouse.

COUNCIL TAX

Band B approx. £1630.16 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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

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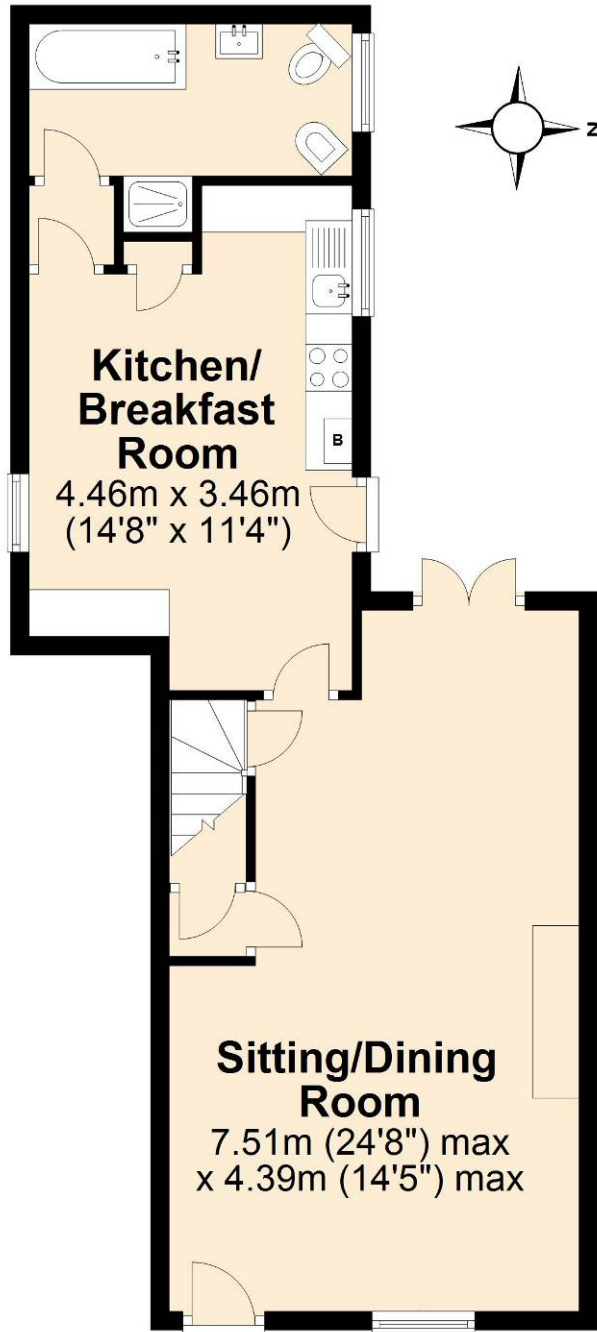






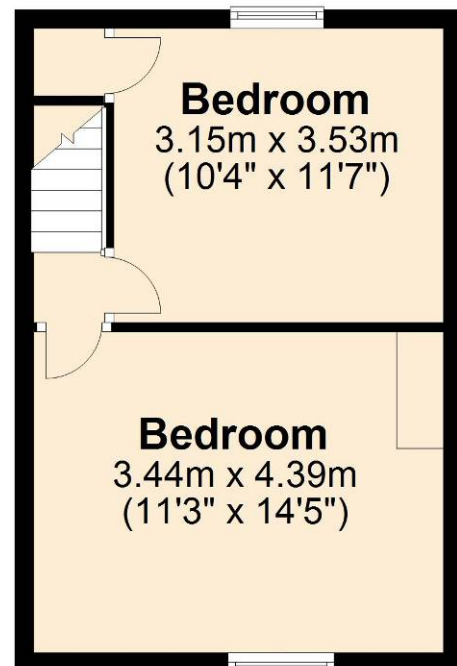
Ground Floor

Approx. 55.1 sq. metres (593.0 sq. feet)



First Floor

Approx. 29.3 sq. metres (315.9 sq. feet)



Total area: approx. 84.4 sq. metres (908.9 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.
Plan produced using PlanUp.