



49 High Street, Hythe, Kent CT21 5AD

**NO ONWARD CHAIN**



**STUDIO COTTAGE  
THREE POSTS LANE, HYTHE**

**£325,000 Freehold**

**An enchanting period cottage situated in a prime central location, moments from Hythe's bustling High Street. The well presented accommodation comprises an open plan living space, fitted kitchen, two double bedrooms (one en-suite) and a shower room. Delightful courtyard garden. EPC D.**



**Studio Cottage  
Three Posts Lane  
Hythe CT21 5AG**

**Open Plan Living Space, Fitted Kitchen,  
Two double Bedroom (one with En Suite Bathroom), Shower Room  
Delightful Courtyard Garden**

**DESCRIPTION**

An enchanting period cottage in impeccable condition with period charm on the outside and a smart, contemporary interior with very comfortable, light and airy accommodation.

The dual aspect sitting/dining room has engineered oak flooring throughout and bi-folding doors at the end, which unite the space with its tranquil courtyard garden. The living space leads to the smartly fitted kitchen which also overlooks the courtyard. On the first floor there are two pretty double bedrooms, the master with an en-suite bathroom, and a separate shower room.

The part walled courtyard garden is a delight, the ideal environment for alfresco dining and entertaining.

**SITUATION**

Three Posts Lane is situated within the desirable Conservation Area of the town, just off the High Street, with its range 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. Eurostar trains to Paris and Brussels also depart from the latter.

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 panelled door with glazed lights, steps up to:

### **SITTING/DINING ROOM**

Arranged in two defined sections defined by a central square archway with engineered oak flooring throughout, recessed lighting, staircase to first floor with moulded handrail, square chamfered banister rails and terminating in a coordinating newel post, double glazed sash window to front, timber framed bi-folding double glazed doors opening to and overlooking the courtyard garden, 2 radiators, door to:

### **KITCHEN**

Well fitted with a range of base cupboards incorporating integrated washing machine and integrated fridge, wine rack and electric oven, square edge timber effect work surfaces, inset with 1 ½ bowl stainless steel sink and drainer unit with mixer tap and 4-burner gas hob, tiled splashbacks, coordinating wall cupboards incorporating glazed display cabinet and plate rack, extractor hood above the hob, engineered oak flooring, recessed lighting, timber framed double glazed window to side overlooking the courtyard, radiator.

### **FIRST FLOOR**

#### **LANDING**

Recessed lighting, doors to:

#### **BEDROOM 1**

Access to deep recessed wardrobe cupboard, timber framed double glazed window to rear enjoying pleasant views over the courtyard garden and rooftop views of Hythe, access to

loft space, radiator, recessed lighting, door to:

#### **EN-SUITE BATHROOM**

Panelled bath fitted with mixer tap and hand held shower, low level wc, wash basin with vanity cupboard below, further cupboard housing Worcester gas boiler, walls tiled to half height, recessed lighting, timber framed and obscure double glazed window to side, radiator.

#### **BEDROOM 2**

Recessed lighting, double glazed sash window to front overlooking gardens, radiator.

#### **SHOWER ROOM**

Twin size shower cubicle fitted with thermostatically controlled rain head shower and separate hand held attachment, low level WC, wash basin with vanity cupboard below, access to loft space, tiled walls, extractor fan, recessed lighting, heated ladder rack towel rail.

### **OUTSIDE**

#### **COURTYARD GARDEN**

A delightfully secluded decked courtyard enclosed by ragstone walls to two sides, outside light, outside tap. A gate gives access to side and the property and benefits from a right of way over the adjoining property leading back to Three Posts Lane.

#### **EPC Rating D**

#### **COUNCIL TAX**

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

#### **VIEWING**

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

Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas 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. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.

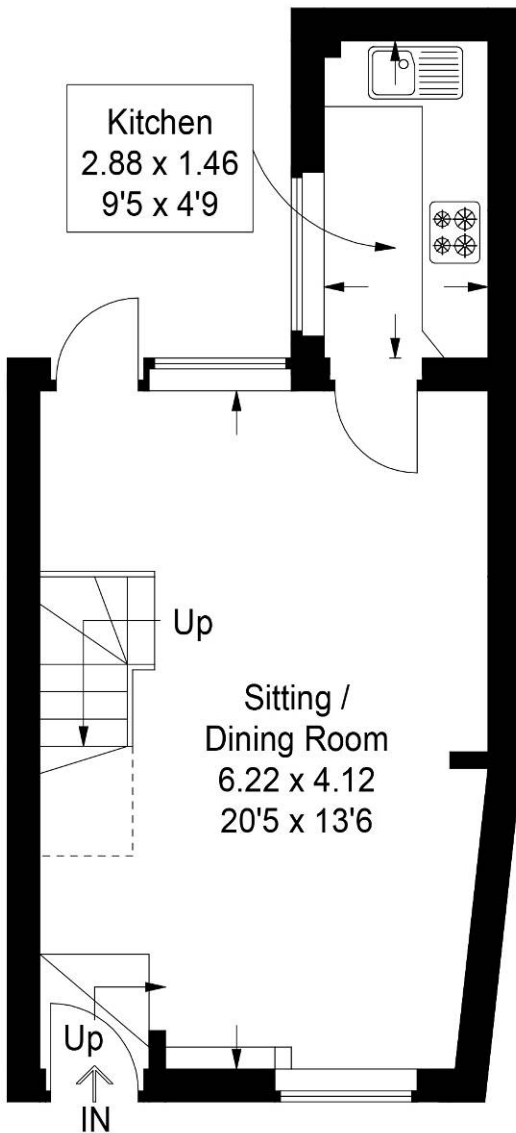




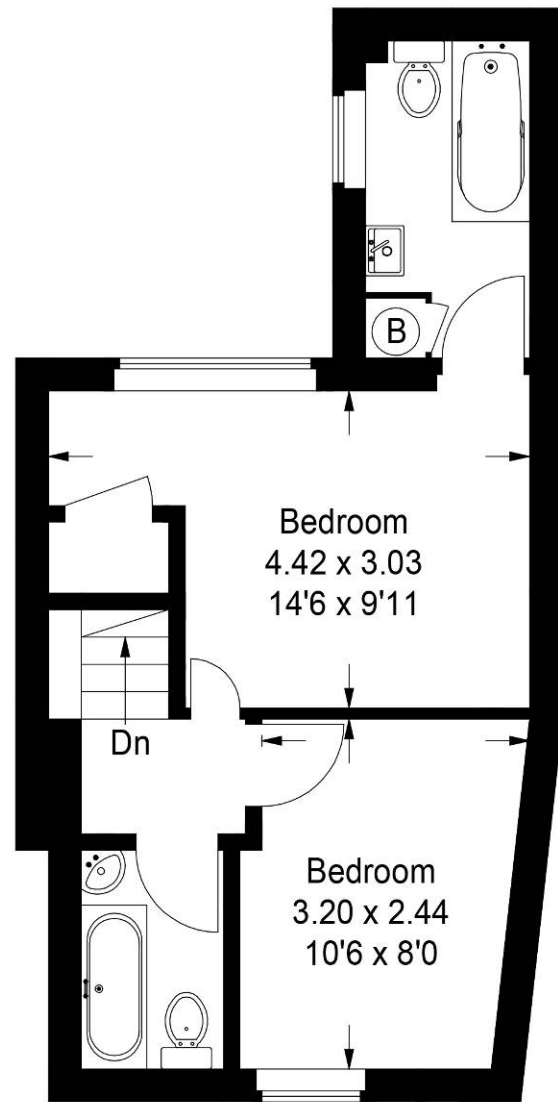


# Studio Cottage, Hythe, CT21

Approximate Gross Internal Area  
Ground Floor = 30 sq m / 323 sq ft  
First Floor = 30.6 sq m / 329 sq ft  
Total = 60.6 sq m / 652 sq ft



**Ground Floor**



**First Floor**

 = Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
FloorplansUsketch.com © 2023 (ID 928772 )