



49 High Street, Hythe, Kent CT21 5AD



## 4 CLARIDGE MEWS, CHAPEL STREET, HYTHE

**£285,000 Freehold**  
**NO ONWARD CHAIN**

Forming part of a gated mews which is conveniently situated in the heart of the town centre, this attractive townhouse would benefit from some general updating. The comfortable accommodation comprises a sitting/dining room, kitchen/breakfast room, 2 bedrooms and a bathroom. Integral garage, allocated parking. EPC C.



[www.lawrenceandco.co.uk](http://www.lawrenceandco.co.uk)

Tel: 01303 266022

email: [findahome@lawrenceandco.co.uk](mailto:findahome@lawrenceandco.co.uk)

# **4 Claridge Mews**

## **Chapel Street, Hythe CT21 5BQ**

**Entrance Hall, Cloakroom,  
Sitting/Dining Room, Kitchen/Breakfast Room,  
Two Bedrooms, Bathroom,  
Integral Garage, Allocated Parking Space**

### **DESCRIPTION**

Situated in the heart of the town and forming part of a small and well regarded gated mews style development, this handsome townhouse forms the end of the terrace meaning that it not only benefits from the east and westerly aspects but is also flooded with light from additional windows on the south side. The house would now benefit from some general updating but, with comfortably proportioned accommodation, has the potential to provide a particularly comfortable home in a prime town centre location.

The accommodation comprises a welcoming entrance hall and cloakroom on the ground floor, triple aspect sitting/dining room and kitchen/breakfast room on the first floor and two double bedrooms and a bathroom on the second floor. There is also an integral garage and an allocated parking space within the gated courtyard.

The property is being sold with the benefit of no onward chain.

### **SITUATION**

Chapel Street is situated within the desirable Conservation Area of the town, on level ground, moments from the Royal Military Canal, Waitrose and the vibrant High Street with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets, doctors surgeries, etc.

The attractive, unspoilt seafront is only a little further away together with a variety of sports and leisure facilities, 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 just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)

The accommodation comprises:

#### **ENTRANCE HALL**

Entered via a timber and obscured glazed door, radiator, staircase to 1st floor, coved ceiling, door to:

#### **CLOAKROOM**

Low level WC, pedestal wash basin with tiled splashback, timber framed obscured double glazed window to side, radiator.



### **FIRST FLOOR LANDING**

Staircase continuing to second floor, coved ceiling, entry phone, timber framed and double glazed window to side, doors to kitchen and:

### **SITTING/DINING ROOM**

Coved ceiling, two timber framed and double glazed windows to front, further timber framed and double glazed window to side, radiator.

### **KITCHEN/BREAKFAST ROOM**

Range of base cupboard and drawer units incorporating integrated electric oven and space and plumbing for dishwasher, roll top work surface inset with four burner gas hob and one and a half bowl sink and drainer unit with mixer tap, tiled splashback, coordinating wall cupboards incorporating extractor hood above the hob, wall mounted Baxi gas fired boiler, coved ceiling, timber framed and double glazed window to rear, radiator.

### **SECOND FLOOR LANDING**

Double glazed Velux roof light above stairwell, coved ceiling, door giving access to deep walk-in heated linen cupboard housing factory lagged hot water cylinder and with plumbing for washing machine, doors to:

### **BEDROOM**

Access to loft space, coved ceiling, dormer with timber framed and double glazed window to front, radiator.

### **BEDROOM**

Coved ceiling, double glazed Velux roof light to rear, radiator.

### **BATHROOM**

Panelled bath within tiled surround, low-level WC, pedestal wash basin, double glazed Velux roof light to front, timber framed and obscured double glazed window to side, shaver and light point, extractor fan, coved ceiling, radiator.

### **OUTSIDE**

Claridge Mews is a gated courtyard mews style development where the property benefits from an **ALLOCATED PARKING SPACE** and access to the:

### **INTEGRAL GARAGE**

Up and over door to front, power and light.

### **EPC Rating Band C.**

### **COUNCIL TAX**

Band D approx. £2197.03 (2023/24)  
Folkestone & Hythe District Council.

### **VIEWING**

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

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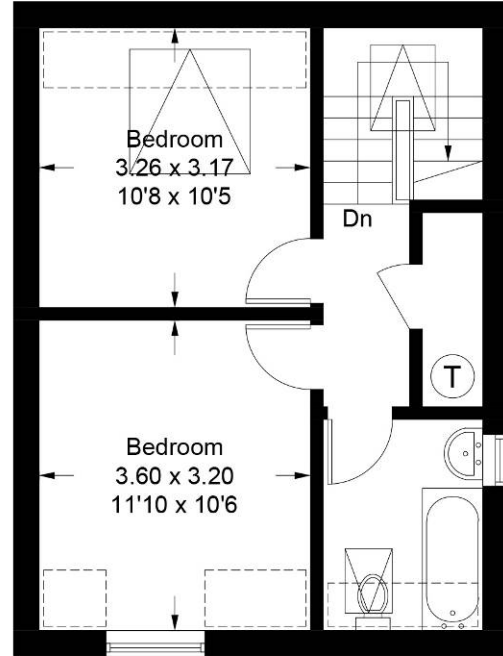




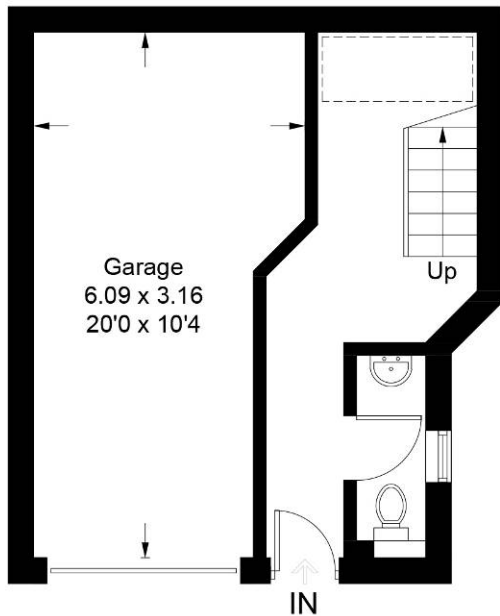
# Claridge Mews, Hythe, CT21

Approximate Gross Internal Area  
Ground Floor = 11.9 sq m / 128 sq ft  
First Floor = 36.0 sq m / 387 sq ft  
Second Floor = 36.0 sq m / 387 sq ft  
Garage = 17.0 sq m / 183 sq ft  
Total = 100.9 sq m / 1085 sq ft

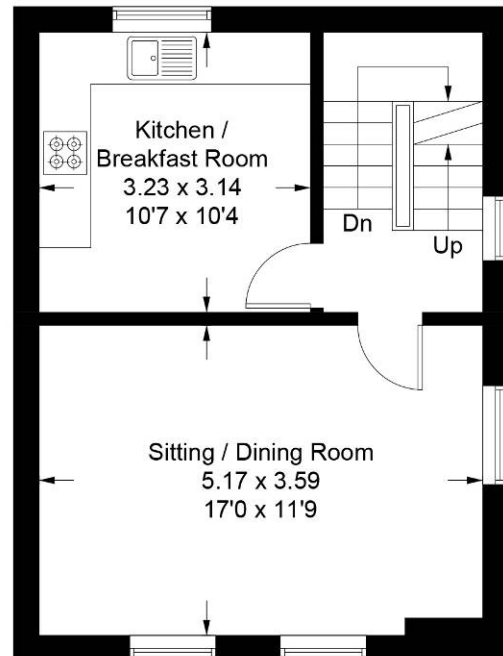
 = Reduced headroom below 1.5m / 5'0



**Second Floor**



**Ground Floor**



**First Floor**

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