

LAWRENCE & Co

- of Hythe -

49 High Street, Hythe, Kent CT21 5AD



6 SUN LANE HYTHE

£415,000 Freehold

This charming period house is situated in the heart of Hythe, just off the High Street. The beautifully presented accommodation comprises, sitting room open plan to dining room, fitted kitchen, utility, shower room, two double bedrooms and ensuite bathroom. Delightful rear courtyard garden. Parking. EPC D.



6 Sun Lane Hythe CT21 5JX

**Sitting Room open Plan to Dining Room, Fitted Kitchen, Utility, Shower room,
Two Double Bedrooms (one with en-suite bathroom),
Pretty Rear Courtyard Garden, Parking**

DESCRIPTION

This charming semi-detached period house is impeccably presented throughout and offers light and airy accommodation of comfortable proportions. The accommodation comprises sitting room open plan to the dining room, a smartly fitted kitchen overlooking the courtyard garden, utility room and a shower room. The first floor comprises two double bedrooms and an en-suite bathroom. The property also benefits from a new roof a fully insulated loft (installed this year).

A particularly attractive feature of the property is the pretty courtyard garden which enjoys a sunny aspect, has been designed for ease of maintenance and provides a delightful environment for alfresco entertaining.

SITUATION

Sun Lane is situated within the desirable Conservation Area of the town, on level ground, seconds from the Royal Military Canal, Waitrose and the 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. The Channel Tunnel Terminal is just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)

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The accommodation comprises:

SITTING ROOM

Attractive cast iron fireplace with tiled inserts, double glazed bay window to front, recessed lighting, contemporary vertical radiator, further radiator, timber effect flooring, staircase to first floor and open to:-

DINING ROOM

Fitted cupboard and shelving to alcove, access to under stairs storage cupboard, double glazed window overlooking the courtyard garden, recessed lighting, vertical contemporary radiator, open through to:-

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units, contemporary slimline worksurface inset with 1 ½ bowl sink and drainer unit with mixer tap and drinking water filter, Smeg induction hob with extractor fan above, coordinating wall cupboards, tiled splashback's, open through to:-

UTILITY ROOM

Space for freestanding fridge freezer, contemporary slimline worksurface with recess and plumbing beneath for washing machine and tumble dryer, coordinating cupboards and shelving above, roof light, recessed lighting, tiled floor, double glazed window overlooking the courtyard garden, door to:-

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled Rainhead shower and handheld attachment, wash basin with vanity cupboard below and mixer tap, shaver point, low-level WC, extractor fan, tiled walls, tiled floor, recessed lighting, heated ladder rack towel rail.

FIRST FLOOR LANDING

Access to loft space, door to:-

BEDROOM

Attractive cast iron fireplace, double glazed window to front, radiator, recess lighting, access to loft space.

BEDROOM

Attractive cast-iron fireplace, access to deep wardrobe cupboard, recessed lighting, double glazed window to rear (fitted with blinds), door to:-

ENSUITE BATHROOM

Bath set in tiled surround with mixer tap and handheld shower attachment, low-level WC, wash basin with vanity cupboard below and mixer tap, shaver point, obscure double glazed window to side, part tiled walls, tiled floor, heated ladder rack towel rail, extractor fan, recessed lighting.

COURTYARD GARDEN

Paved in stone and well enclosed by mixture by close boarded timber fencing and brick built wall, with a timber gate giving access to the:-

FRONT GARDEN

The garden to the front of the property is paved in stone for ease of maintenance and provides parking for one small vehicle.

EPC Rating D.

COUNCIL TAX

Band B approx. £1708.80 (2023/24)
Folkestone & Hythe District Council.

VIEWING

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

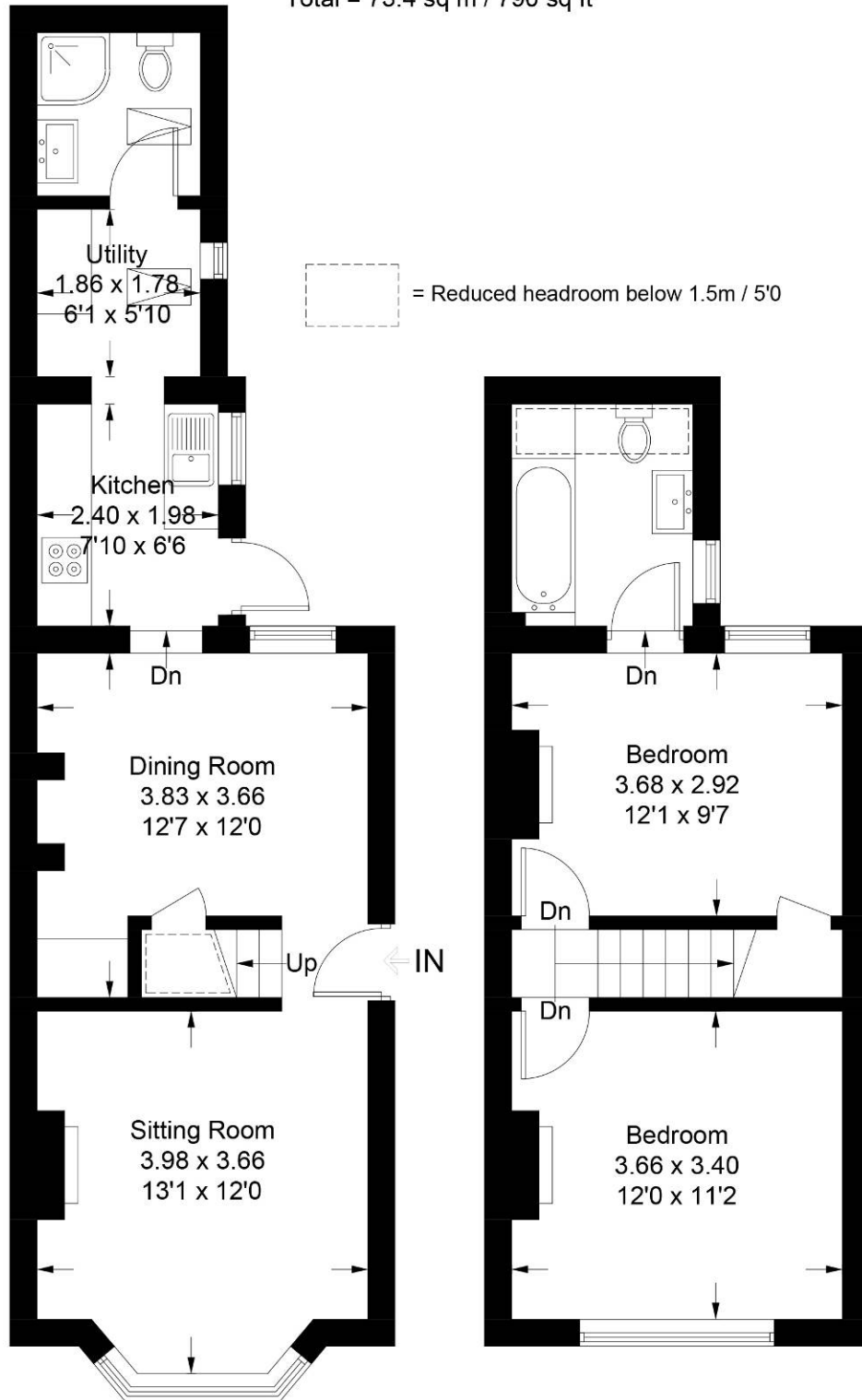






Sun Lane, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 41.1 sq m / 442 sq ft
First Floor = 32.3 sq m / 348 sq ft
Total = 73.4 sq m / 790 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID957917)