



49 High Street, Hythe, Kent CT21 5AD



73 ST LEONARDS ROAD HYTHE

£495,000 Freehold

Situated in a sought after location, moments from the seafront and a short walk from the High Street, this handsome detached property enjoys impeccably presented accommodation including a sitting room, kitchen/dining room, utility, cloakroom, 3 double bedroom & bathroom. Delightful courtyard garden. EPC E.



73 St Leonard s Road Hythe CT21 6HW

**Entrance Vestibule, Entrance Hall, Sitting Room, Kitchen/Breakfast room,
Utility Room, Cloakroom, Three Bedrooms, Bathroom,
Secluded Rear Garden**

DESCRIPTION

This well located detached family house offers exceptionally comfortable, bright and airy accommodation which is attractively presented throughout. There is useful entrance vestibule, leading to a welcoming entrance hall with access to the ground floor cloakroom. Beyond this is the sitting room, generous kitchen/dining room and utility room. The first floor comprises three double bedrooms and a bathroom.

The courtyard garden to the rear of the house has been designed with ease of maintenance in mind and is a delightful environment for alfresco entertaining. There is also a store room/workshop.

SITUATION

St Leonards Road is considered as one of Hythe s prime locations, very close to the prestigious Fisherman s Beach development and moments from the unspoilt seafront of this ancient Cinque Ports Town, with its long stretches of unspoilt shingle beaches. The house is also on a level approach to the Royal Military Canal and to the nearby bustling High Street which enjoys a variety of independent shops, boutiques, cafes, bars and restaurants. In addition there are 4 supermarkets (including Waitrose, Sainsbury and Aldi). There is also a selection of sports and leisure facilities in the vicinity including tennis, bowls, cricket, squash and sailing clubs as well as other water sports facilities. Hythe Bay Primary School is also very accessible. The larger town of Folkestone is around 5 miles and the Cathedral City of Canterbury is approximately 17 miles distant.

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 (4.2 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 around 4 miles away and the ferry port of Dover is 13 miles away. (All distances are approximate.)



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a composite door, door giving access to the side of the property and rear garden, double glazed window to side, radiator, door to:-

ENTRANCE HALL

Staircase to 1st floor, access to understairs storage cupboards, coved ceiling, radiator, door to cloakroom, door to:-

SITTING ROOM

Double glazed bay window to front, coved ceiling, recessed lighting, picture rail, dado rail, timber effect flooring, radiator.

KITCHEN/DINING ROOM

Dining area Access to built-in cupboard, coved ceiling, open through to:

Kitchen Well fitted with a range of base cupboards and drawers units incorporating integrated Zanussi dishwasher, integrated fridge, square edged worksurface inset with 1 ½ bowl sink and drainer unit with mixer tap, ceramic hob with extractor hood above, tiled splashbacks, coordinating wall cupboards, further full height cupboard housing integrated Indesit double oven, double glazed window overlooking the rear courtyard garden, coved ceiling, radiator, door to:-

UTILITY ROOM

Worksurface inset with circular sink with mixer tap and cupboards beneath, space for freestanding fridge freezer, floor mounted gas boiler, recess and plumbing for washing machine, further storage cupboard above,

coved ceiling, tiled floor, double glazed window to side, double glazed door giving access to the rear garden.

CLOAKROOM

Low-level WC, wall hung corner basin with mixer tap, obscured double glazed window to front, radiator.

FIRST FLOOR LANDING

Access to loft space, double glazed window overlooking the rear garden, coved ceiling, radiator.

BEDROOM 1

Built-in wardrobe cupboards, double glazed window to front, coved ceiling, radiator.

BEDROOM 2

Double glazed window to rear, coved ceiling, radiator.

BEDROOM 3

Double glazed window to side, access to built-in shelved cupboard, coved ceiling, radiator.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment with thermostatically controlled shower over, glazed shower screen, low-level WC, wash basin with vanity drawers below, part tiled walls, recessed lighting, obscure glazed window to front, tiled floor, heated ladder rack towel rail.

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OUTSIDE

REAR COURTYARD GARDEN

The garden to the rear of the property is delightfully secluded and paved in natural stone, well enclosed by close boarded timber panelled fencing and a variety of mature hedging, shrubs, herbaceous and other plants. To the far end a gate gives access to the second part of the garden which leads to a very useful workshop.

WORKSHOP

Of block work construction, power and light.

EPC Rating E.

COUNCIL TAX

Band C approx. £1952.91 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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



St. Leonard's Road, Hythe

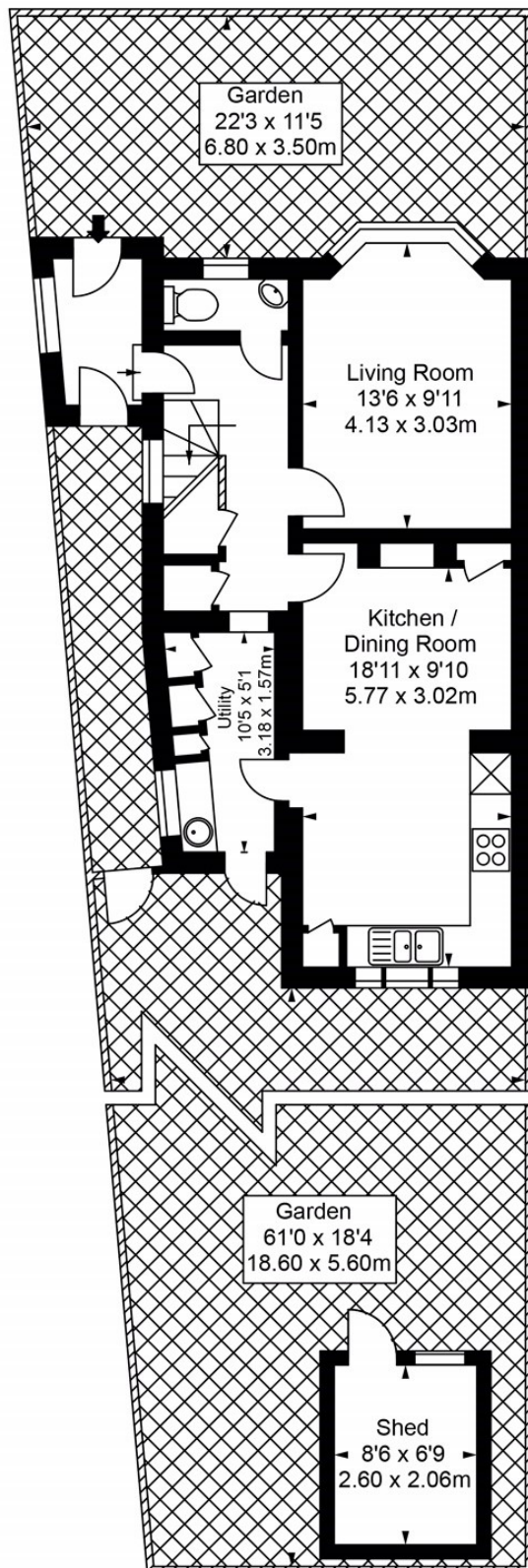
Approximate Gross Internal Area :-

Ground Floor :- 50.21 sq m / 540 sq ft

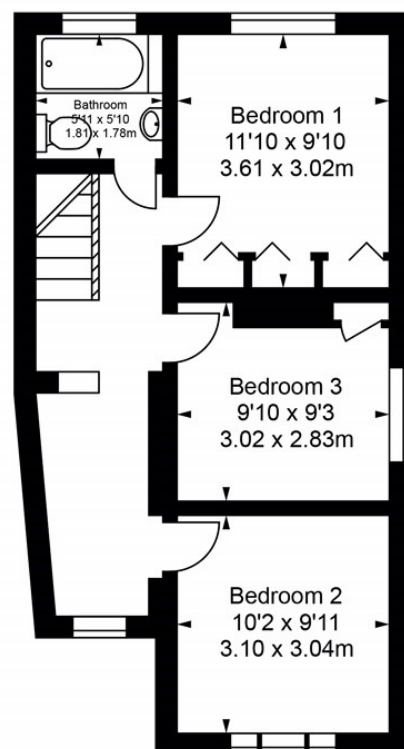
First Floor :- 46.21 sq m / 497 sq ft

Shed :- 5.35 sq m / 58 sq ft

Total :- 101.77 sq m / 1095 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetik.com