



49 High Street, Hythe, Kent CT21 5AD



**60 STADE STREET,
HYTHE**

£345,000 Freehold

This handsome three bedroom period house is in a prime location on level ground between the beach and the town centre. The property now requires updating but, with well proportioned accommodation, offers potential purchasers the opportunity to create a superb home tailored to suit their own requirements. EPC C.



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**60 Stade Street
Hythe CT21 6BD**

**Entrance Hall, Sitting Room open plan to Dining Room,
Kitchen/Breakfast Room, Three Bedrooms,
Bathroom and Cloakroom
West Facing Rear Garden**

DESCRIPTION

An exciting opportunity to acquire a handsome period property which requires general updating and improvement but offers intending purchasers the opportunity to create an exceptionally comfortable home. The property is considered well worthy of any expenditure required and has been priced accordingly.

The house enjoys an east/west orientation and as such enjoys a good level of light throughout the very comfortably proportioned accommodation which is currently arranged to provide a welcoming entrance hall, sitting room which is open plan to the dining room, a generous kitchen/breakfast room, three bedrooms (two are interconnecting), a full bathroom and a cloakroom. There may also be scope to extend the property with a side return addition (subject to all necessary consents and approvals being obtained).

To the rear of the house there is a surprisingly private west facing garden which enjoys a right of access over the adjoining property to the north returning to Stade Street.

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:

ENTRANCE HALL

Entered via a timber panelled and obscured glazed door with glazed fanlight above, staircase to 1st floor with moulded handrail, block and turned banister rails and

terminating in a coordinating newel post, radiator, doors to kitchen and:



DINING ROOM

Coved ceiling, double glazed casement door opening to and overlooking the rear garden, radiator, open plan to:

SITTING ROOM

Deep moulded cornice, polished stone ornate fireplace surround with marble insert and hearth, bay with secondary glazed sash windows to front, radiator.

KITCHEN/BREAKFAST ROOM

Base cupboard and drawer units incorporating integrated electric oven and space with freestanding dishwasher, fridge and freezer, square edged worktops inset with four burner gas hob and 1 ½ bowl stainless steel sink and drainer unit, coordinating wall cabinets, peninsula breakfast bar, wall mounted gas fired Worcester boiler, double glazed window to rear, double glazed door opening to garden, radiator, access to deep understairs storage cupboard.

FIRST FLOOR LANDING

Access to loft space, radiator, doors to:

BEDROOM

Double glazed window to rear, radiator.

BEDROOM

Sash window to front, radiator, door to:

BEDROOM

Built-in wardrobe cupboard, pair of sash windows to front, radiator.

BATHROOM

Panelled bath, low-level WC, pedestal wash basin, tiled shower enclosure, shelved recess, access to loft space, double glazed window to rear, heated towel rail/radiator.

CLOAKROOM

Low-level WC, pedestal wash basin, obscured double glazed window to side, radiator.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low rendered wall and is topped in slate chippings. A paved step and pathway lead to the open porch and front door.

REAR GARDEN

The garden to the rear of the property is enclosed by timber panelled fencing and enjoys a westerly aspect with a generous paved terrace directly to the rear of the house beyond which steps lead up to the remainder of the garden which is laid mainly to lawn.

EPC Rating Band C.

COUNCIL TAX

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

VIEWING

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

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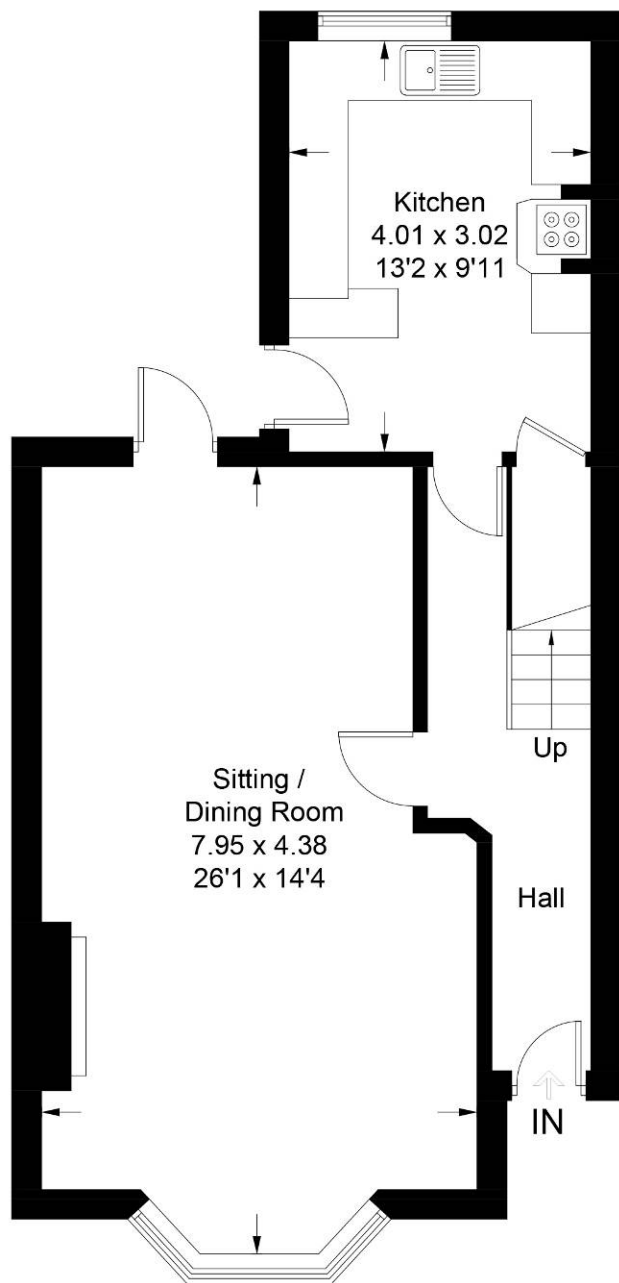




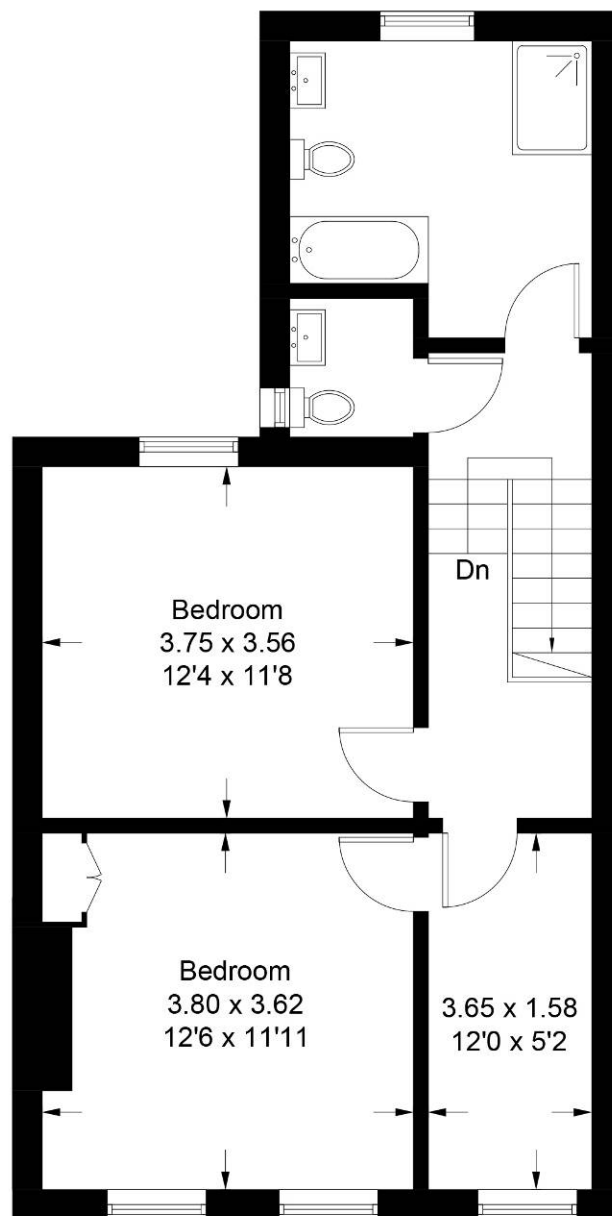


Stade Street, Hythe, CT21

Approximate Gross Internal Area = 107.4 sq m / 1156 sq ft



Ground Floor



First Floor

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