



49 High Street, Hythe, Kent CT21 5AD



12 COBAY CLOSE HYTHE

£625,000 Freehold

Situated on a highly regarded cul-de-sac this handsome semi-detached house offers spacious and well presented accommodation. Comprising a sitting room/dining room, fitted kitchen, cloakroom, four bedrooms and a bathroom. Generous garage, off road parking and delightful rear garden. EPC D



**12 Cobay Close
Hythe
CT21 6AA**

**Entrance Vestibule, Entrance Hall, Sitting/Dining Room,
Kitchen, Cloakroom,
Four Bedrooms, Bathroom,
Delightful Garden, Garage, Off Road Parking**

DESCRIPTION

This handsome neo-Georgian semi-detached house provides well presented accommodation of very comfortable proportions. The light and airy, dual aspect sitting/dining room is open plan to a smartly fitted kitchen. There is also a cloakroom on the ground floor. The first floor comprises three comfortable bedrooms and a bathroom. There is a further bedroom with en-suite shower room on the second floor.

Outside there is off-road parking and access to the attached garage. To the rear the garden enjoys a sunny south westerly aspect.

SITUATION

The property is situated on an exclusive cul-de-sac on level ground only minutes from the attractive unspoilt seafront and beach and the historic Royal Military Canal. The town centre with its busy High Street, 3 supermarkets (including Waitrose which is a short level walk away) and range of independent shops, boutiques, cafes, restaurants, and doctors surgeries is a short walk away. There is a wide range of sporting and leisure facilities available nearby, including the Hotel Imperial Leisure Centre (which is virtually on the door step), cricket, lawn tennis, bowls, 2 golf courses and sailing clubs, etc., many of which are a short walk along the canal bank.

The area is convenient for communication to London and the Continent with the M20 motorway (Junction 11) 3.8 miles distant, the Channel Tunnel Terminal 3.5 miles distant and Sandling main line railway station 2 miles distant. High speed rail services run from Ashford and Folkestone to St Pancras, London with journey times of less than an hour. (All distances are approximate.)

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The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a uPVC door with obscure double glazed window to side, tiled floor, timber and obscure glazed door with obscure glazed panel to side, to:-

ENTRANCE HALL

Staircase to 1st floor, engineered wood flooring, radiator concealed by decorative cover, door to kitchen and cloakroom, double doors to:-

SITTING ROOM/DINING ROOM

Double glazed bay window to front, double glazed doors with double glazed windows to either side opening onto the rear garden, coved ceiling, radiators concealed by decorative covers, engineered wood flooring, open through to:-

KITCHEN

Well fitted with a range of base cupboards and drawer units incorporating integrated Hotpoint dishwasher, square edged work surface inset with ceramic sink with drainer and mixer tap, four burner gas hob with extractor hood above, tiled splashbacks, coordinating wall cupboards, further bank of full height cupboards housing eye level integrated Lamona double oven, access to understairs storage cupboard, coved ceiling, double glazed window overlooking the garden, radiator, door to garage.

FIRST FLOOR LANDING

Double glazed window over stairwell, staircase to 2nd floor, access to airing cupboard, coved ceiling, radiator.

BEDROOM 1

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

BEDROOM 2

Built-in wardrobe cupboards, double glazed window to rear overlooking the garden, coved ceiling, radiator.

BEDROOM 3

Double glazed window to front, built-in wardrobe cupboard, coved ceiling, radiator.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment, glazed shower screen, low level WC, pedestal wash basin with mirrored vanity cupboard over, obscure double glazed window to rear, tiled walls, coved ceiling, radiator.

SECOND FLOOR LANDING

Double glazed window over stairwell, access to eaves storage, door to deep storage cupboard, door to:-

BEDROOM 4

Velux window, radiator, door to:-

EN-SUITE SHOWER ROOM

Shower enclosure with thermostatically controlled shower, low-level WC, pedestal wash basin with mirrored vanity cupboard over.

OUTSIDE

REAR GARDEN

Directly to the rear of the property is a generous paved patio area, the remainder of the garden is mainly laid to lawn, with borders planted with a variety of shrubs, herbaceous and other plants. Useful store and attached timber framed shed.

FRONT GARDEN

The garden to the front is predominantly paved for ease of maintenance with a tarmacadam driveway to the front of the garage and providing off-road parking and access to the:-

GARAGE

Electrically operated door to front, personal door to front, personal door to kitchen, space and plumbing for washing machine and tumble dryer, door to rear garden.

EPC Rating D

COUNCIL TAX

Band E approx. £2685.26 (2022/23) Folkestone & Hythe District Council.

VIEWING

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




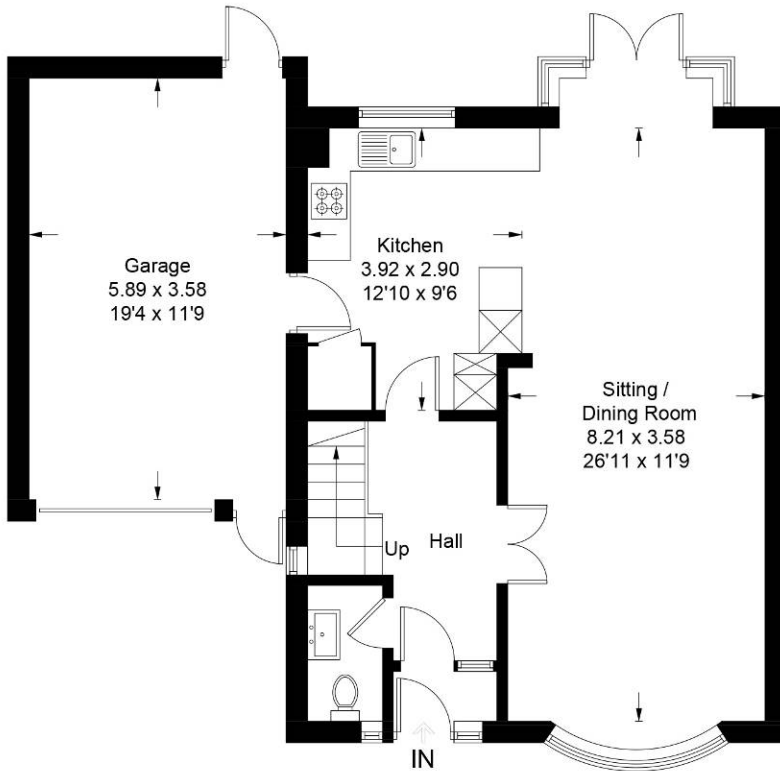




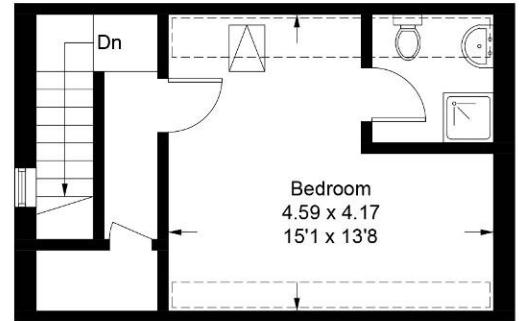
Cobay Close, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 78.6 sq m / 846 sq ft
(Including Garage)
First Floor = 53.1 sq m / 571 sq ft
Second Floor = 26.6 sq m / 286 sq ft
Total = 158.3 sq m / 1703 sq ft

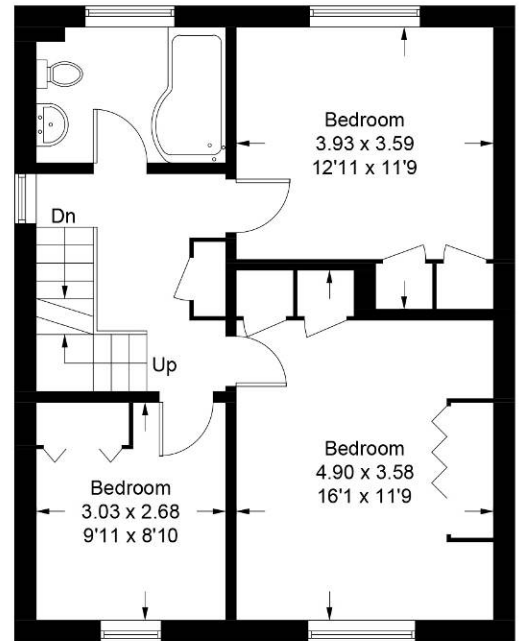
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



Second Floor



First Floor

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