



49 High Street, Hythe, Kent CT21 5AD



**66 SIR JOHN MOORE AVENUE,  
HYTHE**

**£289,950 Freehold**

**Well presented terraced bungalow in a convenient central location on the lower hillside. The accommodation comprises an entrance hall, sitting/dining room, fitted kitchen, two double bedrooms and a shower room. Delightful gardens to front and rear. Garage. EPC D.**



**66 Sir John Moore Avenue  
Hythe  
CT21 5BZ**

**Entrance Vestibule, Entrance Hall, Sitting/Dining Room, Kitchen,  
Two Double Bedrooms, Shower Room  
Pretty Gardens To Front & Rear  
Garage En-Bloc**

**DESCRIPTION**

This well proportioned terraced bungalow is well situated in an elevated position on the sought after lower hillside. The property enjoys beautifully presented accommodation of particularly comfortable proportions with an appealing split level design.

The accommodation includes an entrance vestibule, entrance hall, smartly fitted kitchen, two double bedrooms and a shower room. Delightful tiered garden to the rear with paved terraces, the ideal environment in which to relax and dine alfresco. Parking is generally readily available on the street outside. The property also benefits from a garage en-bloc.

**SITUATION**

Sir John Moore Avenue enjoys a convenient central location on the sought after lower hillside within a short walk of Hythe's bustling High Street with its range of interesting shops, boutiques, restaurants and cafes. The town is also well served by 4 supermarkets (including Waitrose, Sainsburys and Aldi), doctors surgeries, etc.

The attractive, unspoilt seafront and picturesque Royal Military Canal are a short walk away together with a variety of sports and leisure facilities, including 2 golf courses, swimming pool, cricket, squash, bowls and lawn tennis clubs together with the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 2 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.)



The accommodation comprises:

### **ENTRANCE VESTIBULE**

Entered via a double glazed door, access to two storage cupboards, obscure window to side, wood effect flooring, timber panelled and glazed door to:-

### **ENTRANCE HALL**

Split level, glazed window looking through into sitting room, access to airing cupboard housing the factory lagged hot water cylinder, coved ceiling, radiator, doors to:-

### **KITCHEN**

Well fitted with a range of base cupboard and drawer units incorporating integrated Stoves oven, recess and plumbing for washing machine and recess for under counter fridge/freezer, worksurface inset with stainless steel sink and drainer unit with mixer tap, four burner Stoves gas hob with extractor hood above, tiled splashback, coordinating wall cupboards, wall mounted Worcester gas boiler, double glazed window to front, access to storage cupboard and larder cupboard, wood effect flooring, radiator.

### **SITTING/DINING ROOM**

Double glazed sliding doors to front fitted with plantation style shutters, wall mounted contemporary electric fire, coved ceiling, vertical radiator, wood effect flooring.

### **BEDROOM 1**

Fitted wardrobe cupboards, double glazed window to rear overlooking the garden, coved ceiling, wood effect flooring, radiator.

### **BEDROOM 2**

Double glazed window to rear and double glazed door giving access to the rear garden, coved ceiling, wood effect flooring.

### **SHOWER ROOM**

Walk-in twin size shower with thermostatically controlled power shower, low level WC, pedestal wash basin, part tiled walls, radiator, extractor fan, wood effect flooring.

### **OUTSIDE**

#### **REAR GARDEN**

The garden to the rear of the property is tiered with paved seating areas, raised beds planted with a variety of shrubs, herbaceous and other plants, a timber framed shed and a timber gate giving access to a path leading out to Corunna Close.

#### **FRONT GARDEN**

To the front of the property a flight of shared steps lead up from the road with a pathway leading to the front door and a paved seating area, the garden is beautifully planted with a variety of shrubs, herbaceous and other plants including roses, lavender and hebes amongst others.

#### **EPC Rating D.**

#### **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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# Sir John Moore Avenue, Hythe, CT21

Approximate Gross Internal Area = 62.9 sq m / 677 sq ft

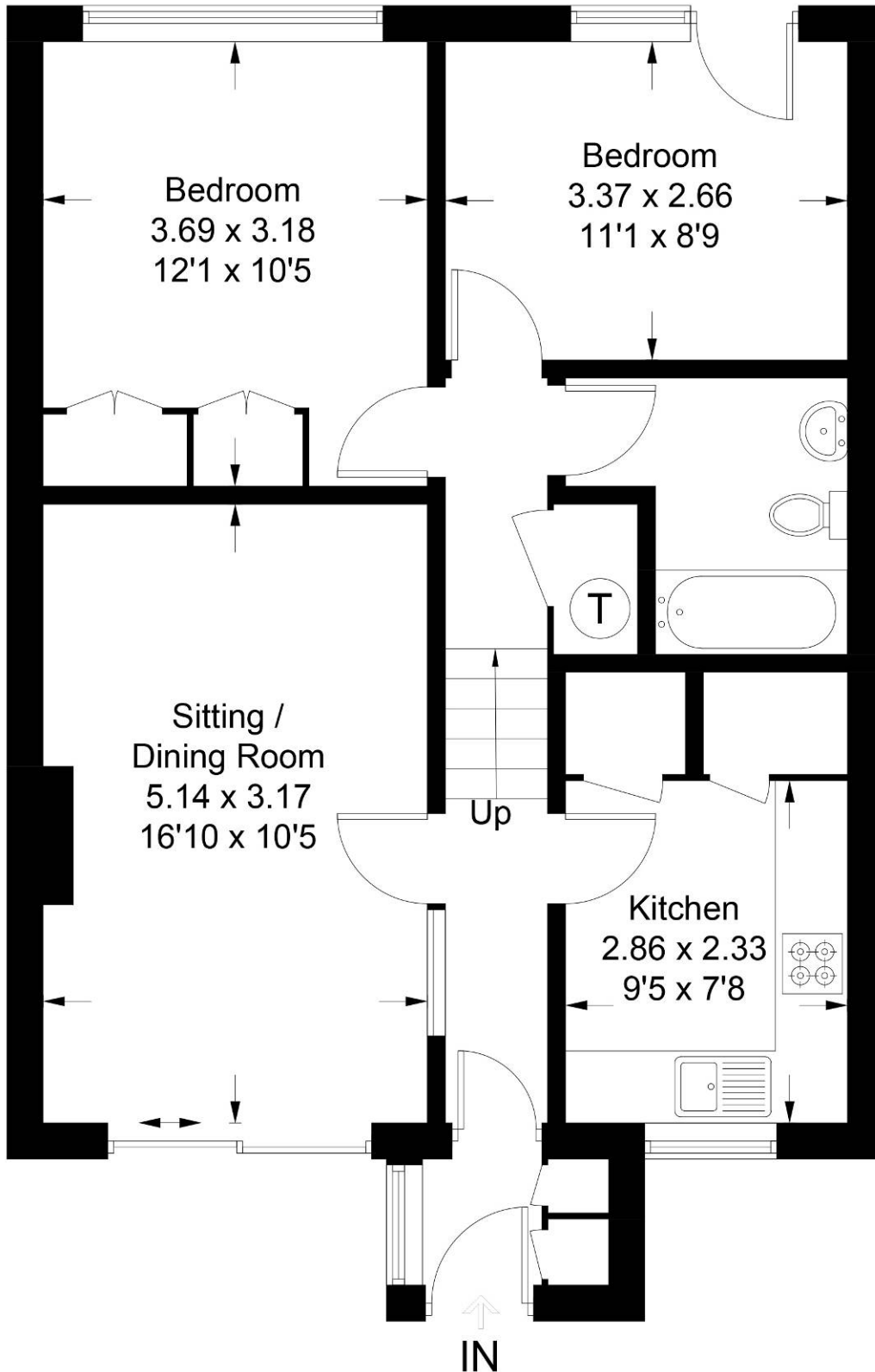


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