



49 High Street, Hythe, Kent CT21 5AD



31 HONEYWOOD CLOSE LYMPNE

£325,000 Freehold
NO ONWARD CHAIN

Situated in a sought after location this comfortably proportioned detached chalet house now requires general updating and improvement. Comprising an entrance hall, sitting /dining room, kitchen, cloakroom, three bedrooms and bathroom. Gardens to front and rear. Garage. EPC D.



31 Honeywood Close

Lympne

CT21 4JS

**Entrance Hall, Sitting/Dining Room, Kitchen,
Ground Floor Bedroom, Cloakroom,
Two Further Bedrooms, Bathroom,
Gardens to Front & Rear, Garage, Off Road Parking**

DESCRIPTION

This detached chalet house offers comfortably proportioned accommodation, it would benefit from general updating and improvement but is considered well worthy of any expenditure required and has the potential to provide an exceptionally comfortable home.

The property comprises a welcoming entrance hall leading to a generous L shaped, sitting/dining room which leads to the kitchen. There is also third bedroom and cloakroom on the ground floor. The first floor comprises two bedrooms and a bathroom.

To the rear is an attractive garden, well enclosed and offering a good level of privacy. The property also benefits from a garage and off-road parking.

SITUATION

The property is situated on a peaceful and well regarded cul-de-sac close to the centre of the popular village of Lympne with its newsagent/post office, church, village hall, pub and Castle (the historic Lympne Castle which has a bar and restaurant open to the public). There is a popular village primary school and bus stops nearby provide easy access to secondary schools in Folkestone and Hythe.

The Cinque Ports Town of Hythe, approximately 3 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), a vibrant High Street with various independent shops, boutiques, cafes and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc.

The motorway network (M20 Junction 11) is within a short driving distance of the property (approx 3 miles), the Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (12 miles). There is also a main line railway station at Westenhanger (1 mile) down the road, with regular commuter services to London and the High Speed Link trains are available at Folkestone (West or Central) or Ashford.

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The accommodation comprises:

ENTRANCE HALL

Entered by a timber and obscure glazed door with obscure glazed panel to side, staircase to 1st floor, access to understairs storage cupboard and further storage cupboard, doors to cloakroom and bedroom, door to:-

SITTING ROOM/DINING ROOM

A generous L shaped room, brick style fireplace inset with gas fire, double glazed full height window to front, double glazed window to side, high-level obscure double glazed window to side, two radiators, coved ceiling, door to:-

KITCHEN

Fitted with base cupboard and drawer units with recess for undercounter fridge and freezer, space for freestanding cooker with extractor above, work surface inset with one and a half bowl stainless steel sink and drainer unit with mixer tap, coordinating wall cupboards, tiled splashback, double glazed window overlooking the rear garden, door to side, radiator.

BEDROOM

Double glazed window to rear, radiator.

CLOAKROOM

Close coupled WC, pedestal wash basin, obscure double glazed window, space and plumbing for washing machine, radiator.

FIRST FLOOR LANDING

Access to loft space, access to airing cupboard housing factory lagged hot water cylinder, doors to:-

BEDROOM 1

Built in wardrobe cupboards, access to shelved storage cupboard, access to eaves

storage, double glazed window to front, radiator.

BEDROOM

Built in wardrobe cupboard, access to eaves storage, double glazed window to rear, radiator.

BATHROOM

Cast iron bath with mixer tap and electric shower over, pedestal wash basin, close coupled WC, obscure double glazed window to side, tiled walls, radiator.

OUTSIDE

REAR GARDEN

Directly to the rear of the property is a paved terrace set beneath a timber pergola supporting various climbing plants including a clematis Armandi, the remainder of the garden is mainly laid to lawn and backed by borders planted with a variety of shrubs, herbaceous and other plants including japonica, pittosporum and roses. Storage shed. A gate gives access to the:-

FRONT GARDEN

The garden to the front of the property is laid extensively to lawn and to the right hand side of the garden is a driveway providing off road parking and access to the garage.

GARAGE

Up and over door to front, personal door and window to rear.

EPC Rating D.

COUNCIL TAX

Band D approx. £2190.97 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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



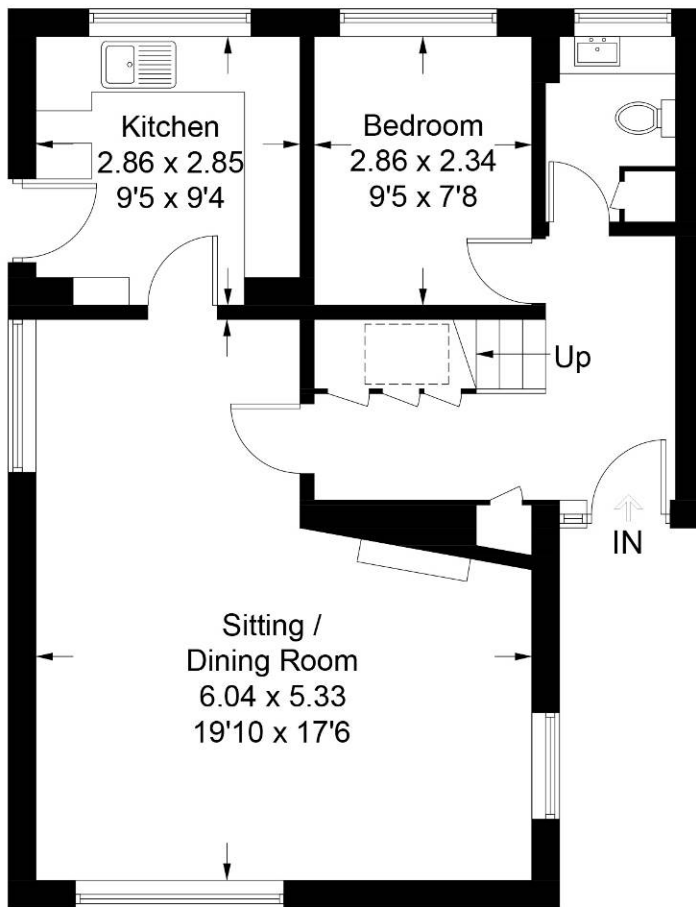




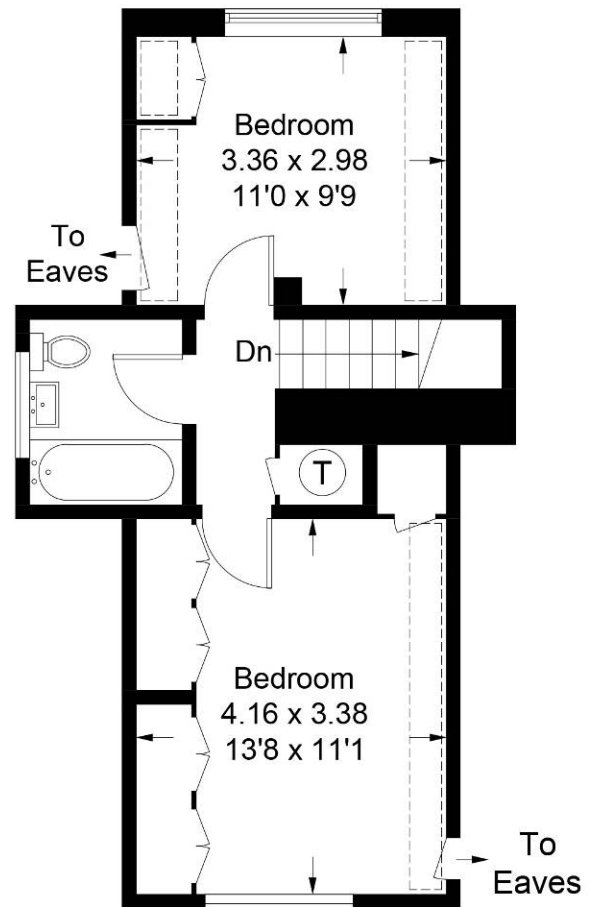
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Approximate Gross Internal Area
Ground Floor = 56.7 sq m / 610 sq ft
First Floor = 33.7 sq m / 363 sq ft
Total = 90.4 sq m / 973 sq ft

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1054127)