



49 High Street, Hythe, Kent CT21 5AD



12 COASTGUARD COTTAGES, ST LEONARDS ROAD, HYTHE

£365,000 Freehold
No Onward Chain

An enchanting period cottage in a peaceful enclave, moments from long stretches of unspoilt shingle beaches. The cottage exudes charm and character throughout the attractively presented interior and enjoys comfortably proportioned 3 bedroom accommodation with pretty cottage gardens to the front and rear. EPC D



12 Coastguard Cottages, St Leonards Road, Hythe, CT21 6HN

Sun Room, Sitting Room, Kitchen, Bathroom, Three Bedrooms Gardens to Front and Rear, Off Street Parking

DESCRIPTION

This charming period cottage enjoys a tranquil setting in a delightfully peaceful enclave, moments from the beach. The cottage offers light, airy and attractively presented accommodation comprising a lovely sun room spanning the width of the house and forming the main entrance to the property, a pretty sitting room with stripped floorboards and an open fire. This leads to the rear hallway where there are doors to the well fitted kitchen and ground floor bathroom. On the first floor are three comfortable bedrooms.

To the front of the house the delightful south facing cottage garden provides the perfect environment in which relax and dine alfresco and to the rear is a walled and trellised courtyard with rear access and two brick built stores.

SITUATION

Coastguard Cottages are situated in a peaceful private lane accessed from the seaward end of St Leonards Road, seconds from the unspoilt seafront of this ancient Cinque Ports Town, with its long stretches of shingle beach. The property is on a level approach to the Royal Military Canal and busy High Street, which enjoys a variety of independent shops, 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 water sports facilities. The larger town of Folkestone is less than 5 miles and the Cathedral City of Canterbury is approximately 17 miles distant.

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.)

The accommodation comprises:

SUN ROOM

Entered via a pair of double glazed casement doors, double glazed windows to 3 sides, tiled floor, timber panelled door to:-

ENTRANCE HALL

Painted timber floorboards, door to:-

SITTING/DINING ROOM

Attractive cast iron fireplace with decorative tiled inserts and provision for an open fire on a tiled hearth, painted timber floorboards, picture rail, pair of sash windows to front, radiator, door to:-



INNER HALL

Staircase to 1st floor, access to understairs storage cupboard, door to deep storage cupboard housing freestanding fridge freezer, radiator, wood effect flooring, double glazed door to rear garden, door to bathroom, open through to:-

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated Hotpoint dishwasher, recess housing washing machine, integrated double oven, work surface in set with one and half bowl stainless steel sink and drainer unit with mixer tap, ceramic hob with extractor hood above, tiled splashbacks, coordinating wall cupboards, sash window to rear, wall mounted Worcester gas boiler, extractor fan, wood effect flooring.

BATHROOM

P ended shower bath with thermostatically controlled shower, wash basin set into work surface with vanity cupboards below, low level WC with concealed cistern, part tiled walls, obscured window to rear, extractor fan.

FIRST FLOOR LANDING

Access to loft space, doors to:-

BEDROOM 1 - double

Access to built in cupboards, tiled fireplace surround with cast iron fire grate, wood effect flooring, sash window to rear, radiator.

BEDROOM 2 - double

Sash window to front, wood effect flooring, radiator.

BEDROOM 3 - single

Sash window to front, wood effect flooring, radiator.

OUTSIDE

The front garden is set behind a low brick built wall is in part paved in natural stone with the remainder of the garden topped in shingle and bordered by a variety of shrubs, herbaceous and other plants including magnolia and lavender amongst others.

REAR GARDEN

Directly to the rear of the property is a paved area leading to a central pathway flanked by flower beds to either side and planted with various shrubs including pittosporum and a cordyline. To the far end of the garden are two brick built outbuildings/ storage sheds. Gated access leads through to a further lawned area in which you have right of way and leads back to St Leonards Road.

EPC Rating Band D

COUNCIL TAX

Band C approx. £2044.14 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

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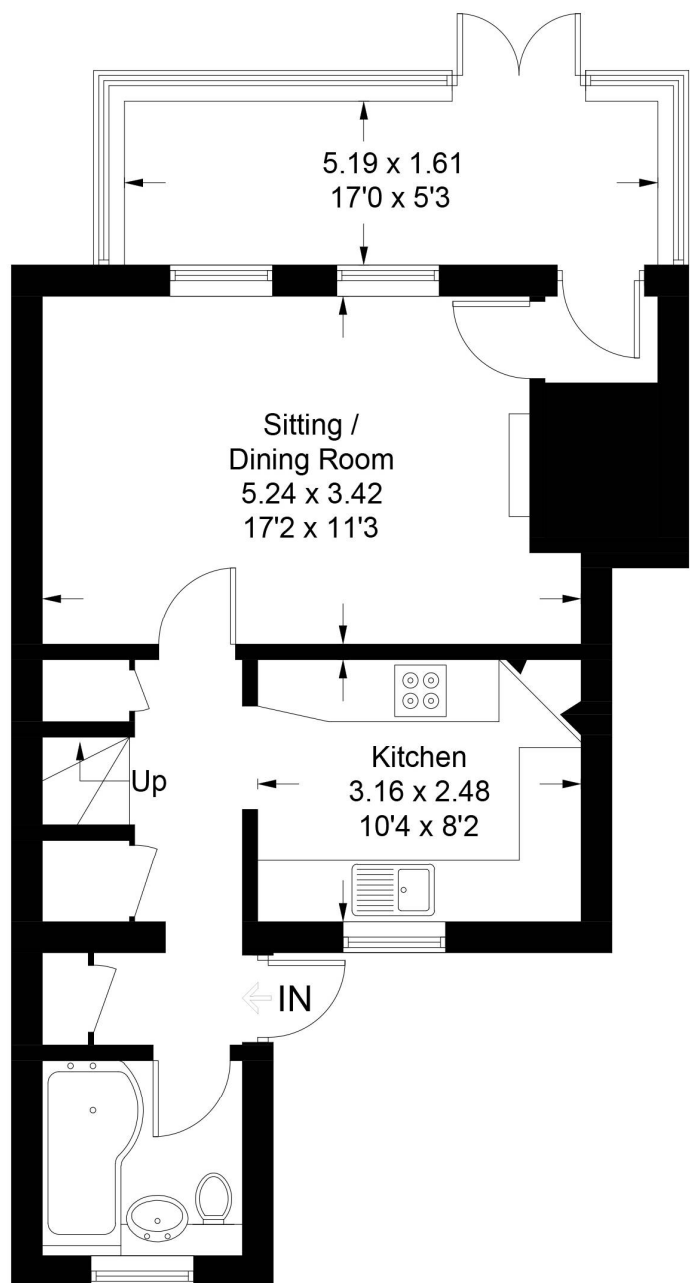




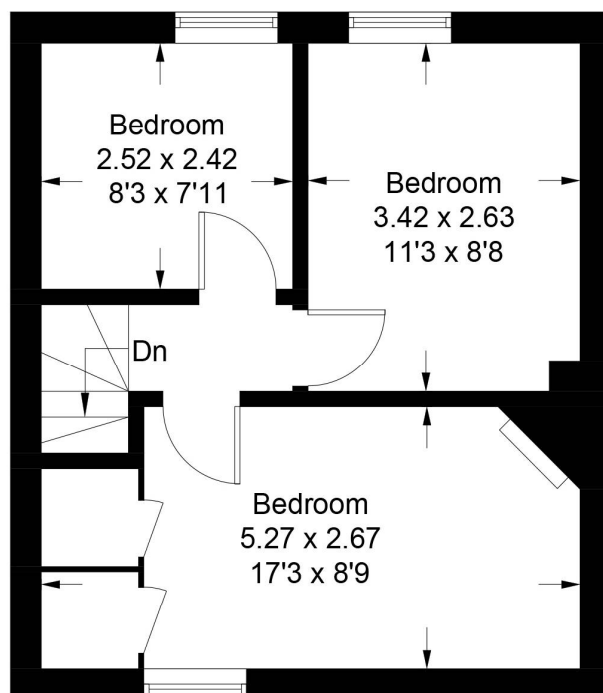


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Approximate Gross Internal Area
Ground Floor= 50.3 sq m / 541 sq ft
First Floor = 32.0 sq m / 344 sq ft
Total = 82.3 sq m / 885 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1068390)