



49 High Street, Hythe, Kent CT21 5AD



**44 STADE STREET
HYTHE**

£425,000 Freehold

Situated in a prime location, close to the High Street and a short, level walk to the seafront, this terraced period house offers impeccably presented accommodation. Comprising a sitting room, dining room, kitchen/breakfast room, three bedrooms and bathroom. Delightful rear garden. EPC D.



44 Stade Street Hythe CT21 6BD

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

DESCRIPTION

This charming mid terraced period property offers beautifully presented accommodation of particularly comfortable proportions and includes an entrance hall, sitting room with deep bay window open to the generous dining room with wood burning stove, and a kitchen/breakfast room where doors look over and give access to the delightful rear garden. On the first floor there are three bedrooms and a family bathroom.

A particularly attractive feature of the property is the pretty west facing rear garden which has been designed for ease of maintenance and provides a delightful environment for alfresco entertaining and enjoying the summer sun late in to the evening.

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 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.)

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The accommodation comprises:

ENTRANCE HALL

Entered via an obscure double glazed door with obscure double glaze fan light over, staircase to 1st floor, coved ceiling, radiator, door to:-

SITTING ROOM

Double glazed bay window to front fitted with plantation style shutters, window seat, fireplace recess with inset media cupboard, coved ceiling, radiator, open through to:-

DINING ROOM

Fireplace recess inset with woodburning stove, double glazed full height window to rear overlooking the garden, coved ceiling, access to under stairs storage cupboard, radiator, door to:-

KITCHEN/BREAKFAST ROOM

Well fitted with a range of base cupboard and drawer units incorporating integrated dishwasher, oven, fridge and freezer, double glazed casement doors to the garden, double glazed window, tiled floor, radiator.

FIRST FLOOR LANDING

Access to loft space, access to shelved storage cupboard, radiator, doors to:-

BEDROOM 1

Attractive cast iron fireplace, pair of built-in cupboards into alcove, two double glazed windows to front fitted with plantation style shutters, picture rail, polished timber floorboards, radiator.

BEDROOM 2

Attractive cast iron fireplace, double glazed window to rear, radiator.

BEDROOM 3

Double glazed window to rear, wall mounted Worcester gas boiler, polished timber floorboards, radiator.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment, glazed shower screen, low level WC, pedestal wash basin, heated ladder rack towel rail, obscure double glazed window to side, tiled walls, tiled floor.

OUTSIDE

REAR GARDEN

Directly to the rear of the property is a courtyard area with a flight of four steps leading to the remainder of the garden that is predominantly paved for maintenance with borders planted with a variety of shrubs, herbaceous and other plants including specimen trees, lavender and roses amongst others.

NB. We understand the property enjoys a right of access across the neighbouring property returning to Stade Street.

FRONT GARDEN

The garden to the front is set behind a low brick built wall, a pathway leads to the front door.

EPC Rating D

COUNCIL TAX

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

VIEWING

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

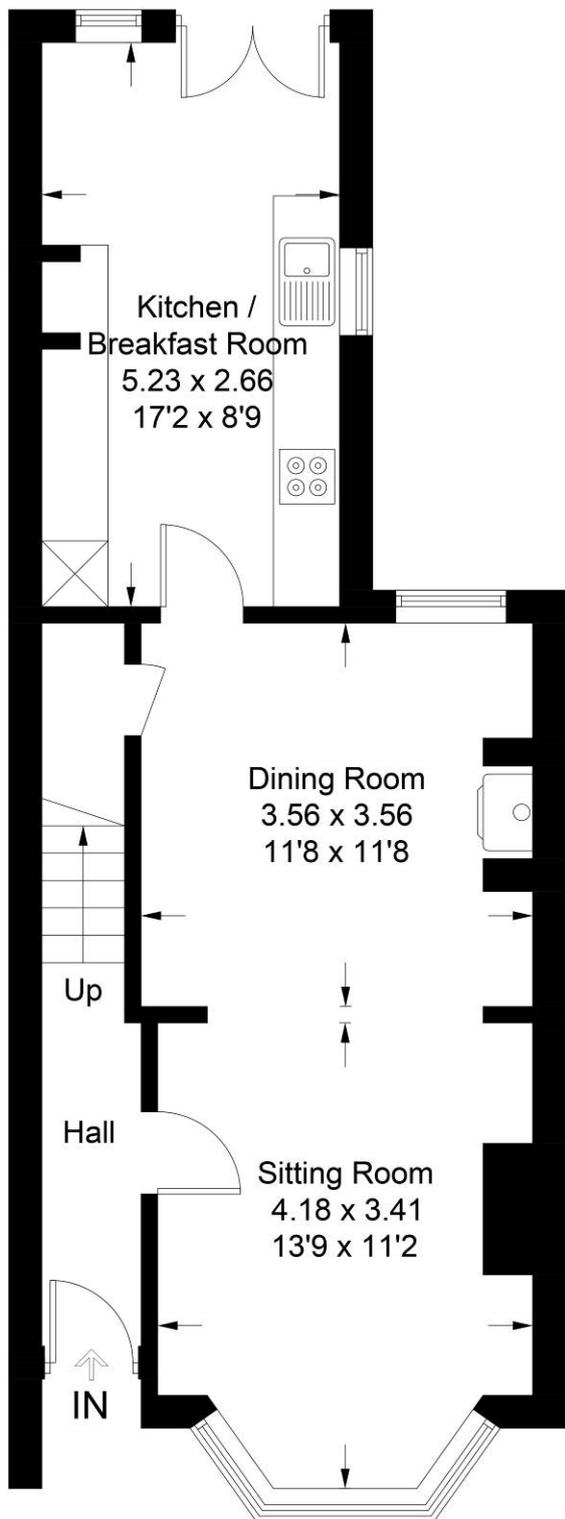




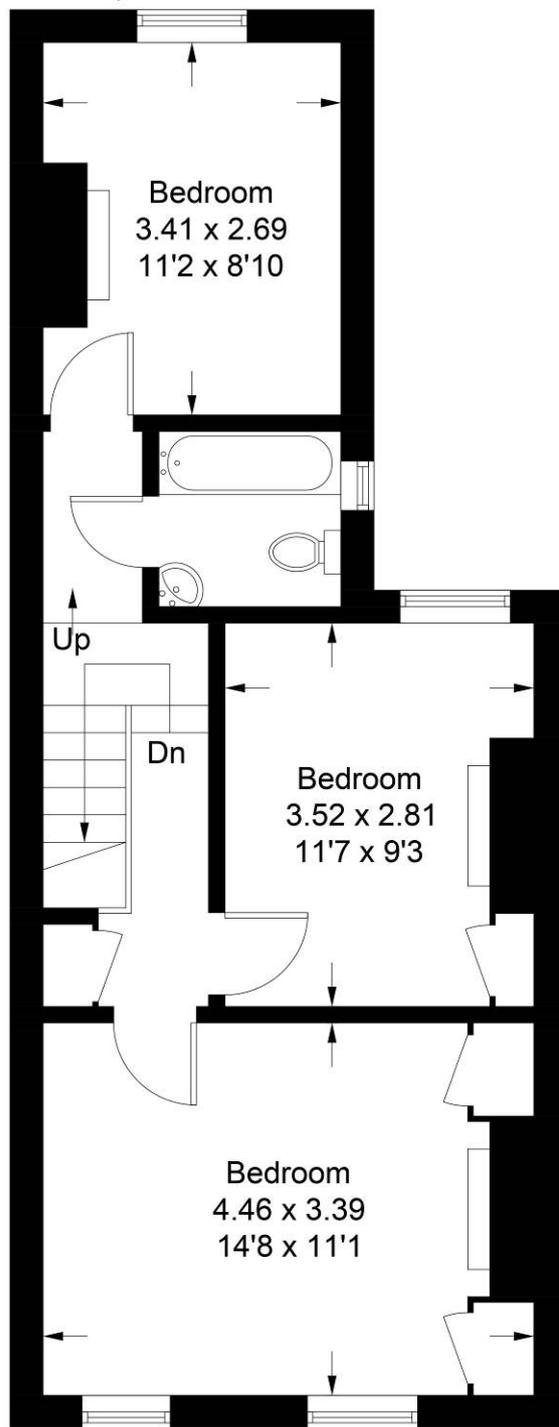


Stade Street, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 47.2 sq m / 508 sq ft
First Floor = 45.7 sq m / 492 sq ft
Total = 92.9 sq m / 1000 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1077328)