



49 High Street, Hythe, Kent CT21 5AD



42 ORMONDE ROAD HYTHE

£385,000 Freehold

This handsome three bedroom period house is in a prime location on level ground moments from the beach. The property now requires updating but, with well proportioned accommodation, offers potential purchasers the opportunity to create a superb home tailored to suit their own requirements. EPC D.



**42 Ormonde Road
Hythe
CT21 6DW**

**Entrance Hall, Sitting Room Open Plan to Dining Room, Kitchen/Breakfast Room,
Three Bedrooms, Study, Bathroom, Cloakroom,
West Facing Rear Garden**

DESCRIPTION

An exciting opportunity to acquire a handsome period property which requires general updating and improvement but offers intending purchasers the opportunity to create an exceptionally comfortable home of generous proportions with accommodation totalling circa. 1187 sq feet. There is also an element of structural repair required, two chimney breasts have been removed without the necessary support being installed. The services of a well regarded structural engineer have been commissioned and structural drawings together with a quotation from a builder for the necessary repairs (approx. £6150) are available for prospective purchasers. The property is considered well worthy of any expenditure required and has been priced accordingly.

The house enjoys an east/west orientation and as such enjoys a good level of light throughout the very comfortably proportioned accommodation which is currently arranged to provide a welcoming entrance hall, sitting room which is open plan to the dining room and a generous kitchen/breakfast room. On the first floor there are two double bedrooms, a study, a full bathroom (which has been updated) and a cloakroom. There is a further double bedroom on the second floor.

To the rear of the house there is a surprisingly private west facing garden.

SITUATION

Ormonde Road is a particularly sought-after residential location, on level ground, to the south of the Royal Military Canal, moments from the seafront (where one can dine alfresco at Griggs Of Hythe on Fisherman's Beach or in style at The Hythe Bay Seafood Restaurant) and a short, level walk from the busy High Street with its range of independent shops, boutiques, cafes and restaurants. The town also benefits from having 4 supermarkets (including Waitrose, Aldi and Sainsburys), There is a selection of sports and leisure facilities in the vicinity, including tennis, bowls, water sports, cricket, bowls and squash clubs etc. as well as The Hotel Imperial Leisure Complex and two golf courses. The property is also a short walk from Hythe Bay Primary School with other educational facilities nearby and boys and girls grammar schools in Folkestone. The larger town of Folkestone is 5 miles and the Cathedral City of Canterbury 15 miles.

The area is convenient for communication to London and the Continent with the M20 motorway (Junction 11) 2½ miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Saltwood just over 2 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West). (All distances are approximate.)



The accommodation comprises:

ENTRANCE HALL

Entered via a timber panelled and obscure glazed door with glazed fanlight over, staircase to 1st floor, timber effect flooring, open through to:-

DINING ROOM

Double glazed window to rear, two radiators, coved ceiling, timber effect flooring, open through to kitchen, open through to:-

SITTING ROOM

Double glazed bay window to front fitted with plantation style shutters, contemporary vertical radiator, coved ceiling, timber effect flooring.

KITCHEN/BREAKFAST ROOM

Fitted with base cupboards with recesses and plumbing for washing machine and dishwasher, recess for freestanding cooker, worksurface inset with sink and drainer unit with mixer tap, tiled splashbacks, coordinating wall cupboards, space for freestanding fridge/freezer, wall mounted gas boiler, radiator, double glazed window to side, double glazed sliding doors to rear garden, timber effect flooring.

FIRST FLOOR LANDING

Access to loft space, staircase to second floor, recessed lighting, radiator.

BATHROOM

Freestanding slipper bath with claw & ball feet and freestanding brushed gold water tap and separate hand held attachment, twin size walk-in, tiled shower enclosure with Mira electric rain head shower and separate handheld attachment, low level WC, under mounted wash basin set in to marble worksurface with vanity cupboard below and illuminated mirror over, access to shelved linen cupboard (with electric points & USB), recessed lighting, part opaque double glazed window to rear, two heated towel radiators.

STUDY

Double glazed window to side, radiator.

CLOAKROOM

Low-level WC, wall hung wash basin, opaque double glaze window to side.

BEDROOM 1

Pair of double glazed windows to front (fitted with plantation style shutters), radiator.

BEDROOM 2

Double glazed window to rear, radiator.

BEDROOM 3

Double glazed window to front, Velux window to rear, access to eaves storage, radiator.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low brick built wall with a wrought iron gate giving access to a pathway leading to the front door, the remainder of the garden is paved for ease of maintenance.

REAR GARDEN

The garden to the rear is well enclosed by a mixture of timber panel fencing and brick built walls and predominantly paved in stone with borders planted with a variety of shrubs, herbaceous and other plants, gate giving rear access. Concrete base with potential for summer house.

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.**



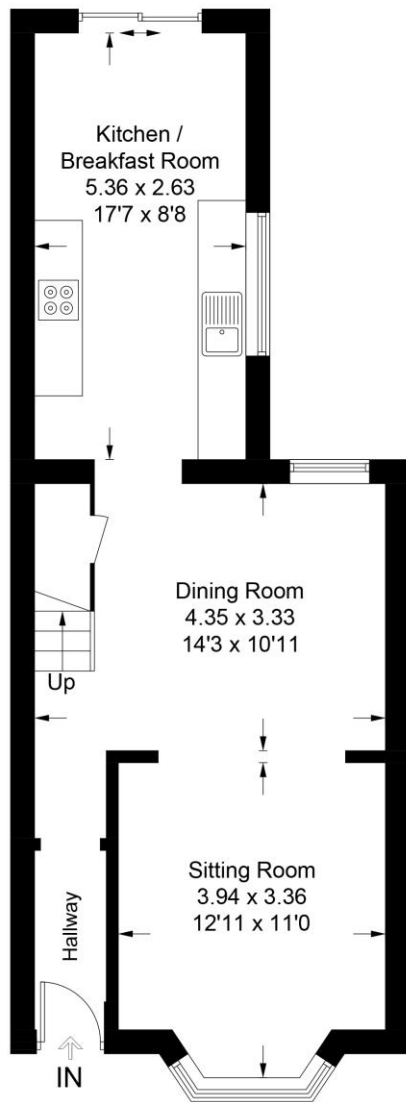




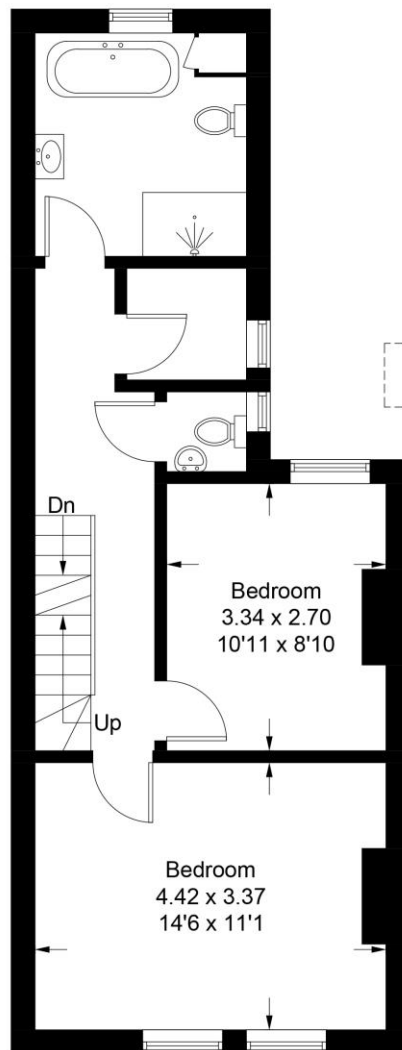
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Ormond Road, Hythe, CT21

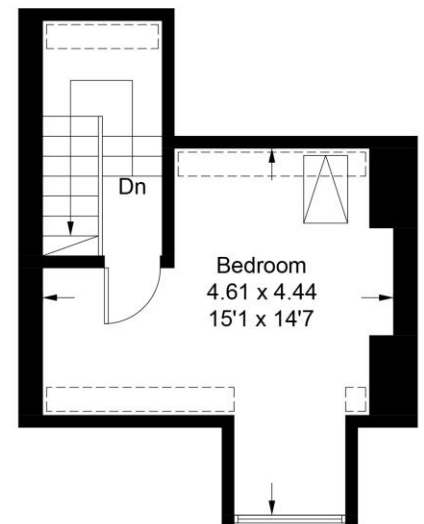
Approximate Gross Internal Area
 Ground Floor = 46.4 sq m / 499 sq ft
 First Floor = 45.1 sq m / 485 sq ft
 Second Floor = 18.9 sq m / 203 sq ft
 Total = 110.4 sq m / 1187 sq ft



Ground Floor



First Floor



Second Floor

= Reduced headroom below 1.5m / 5'0

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