



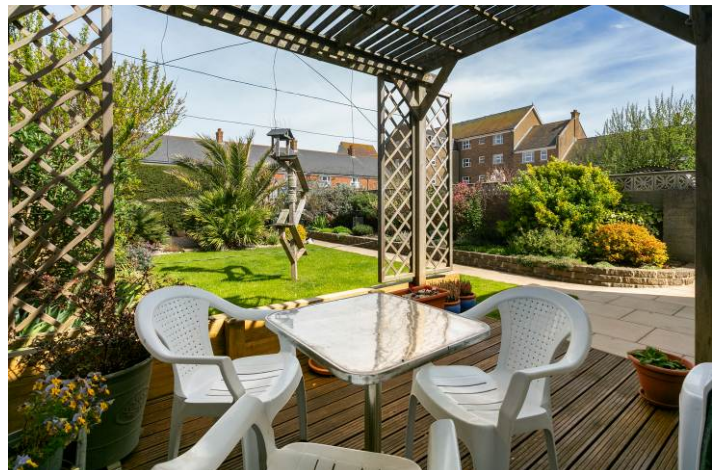
49 High Street, Hythe, Kent CT21 5AD



**13 THERESA ROAD
HYTHE**

£525,000 Freehold

Situated in a prime location, moments from the beach and a short walk from the town centre. This well presented house comprises a sitting room, kitchen/ breakfast room, dining room, garden room, cloakroom, 3 bedrooms and a bathroom. Delightful garden, off road parking and garage. EPC tbc



**13 Theresa Road
Hythe
CT21 6HA**

**Entrance Porch, Entrance Hall, Sitting Room,
Kitchen/Breakfast Room, Dining Room, Garden Room, Cloakroom,
Three Bedrooms, Bathroom,
Garage, Off-Road Parking, Rear Garden**

DESCRIPTION

This much loved family home has been considerably improved over the years, including a carefully planned extension to the rear, resulting in light and airy, generous living accommodation.

The accommodation includes an entrance porch, entrance hall, very comfortable sitting room with deep bay window, fitted kitchen/breakfast room, cloakroom, dining room open to the garden room with patio doors to the rear garden. The first floor comprises three bedrooms and a family bathroom. The property also benefits from Solar Panels.

SITUATION

Theresa 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 The Lazy Shack on Fisherman s Beach or in style at The Waterfront 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 boy s and girl s 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 commuting 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.)

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The accommodation comprises:

ENTRANCE PORCH

Entered via a double-glazed sliding door with double-glazed windows to either side, tiled floor, UPVC and obscured double-glazed door to:

ENTRANCE HALL

Staircase to first floor with polished timber moulded handrail, block and turned banister rails and terminating in a coordinating newel post, access to understairs storage cupboard, timber effect flooring, dado rail, picture rail, coved ceiling, radiator, doors to kitchen and:

SITTING ROOM

Attractive painted timber fireplace surround, encompassing a cast iron and tiled insert over a marble hearth, picture rail, coved ceiling, decorative ceiling rose, bay with double-glazed windows to front, radiator.

KITCHEN/BREAKFAST ROOM

A generous space of L-shaped form, incorporating a comprehensive range of base cupboard and drawer units, with space and plumbing for washing machine, space for freestanding dual fuel cooker, space for freestanding fridge/freezer, square-edged Corian worktops with pre-formed one-and-a-half bowl sink with grooved drainer to side and mixer tap, tiled splashbacks, range of coordinating wall cupboards, incorporating glazed display cabinets, wine rack with concealed lighting beneath, coved ceiling, tiled floor, two double-glazed windows to side, double-glazed window and double-glazed casement door opening to and overlooking the rear garden, radiator, door-to cloakroom, pair of glazed doors to:

DINING ROOM

Contemporary electric fire, range of built-in bookshelves, picture rail, coved ceiling, decorative ceiling rose, contemporary vertical radiator, open plan to:

GARDEN ROOM

Set beneath a run of three double-glazed Velux roof lights, picture rail, coved ceiling, recessed angle poised lighting, pair of double-glazed casement doors opening to and overlooking the rear garden.

CLOAKROOM

Low-level WC, wash basin with mixer tap, tiled splashback and vanity cupboard below, obscured double-glazed window to rear, extractor fan, radiator.

FIRST FLOOR LANDING

Access to loft space via a hatch fitted with a loft ladder, dado rail, picture rail, coved ceiling, radiator concealed by decorative cover, doors to:

BEDROOM

Range of built-in wardrobe cupboards, picture rail, coved ceiling, two double-glazed windows to front enjoying sideways views to the sea, radiator, coordinating dressing table unit.

BEDROOM

Fitted bookshelves, fitted wardrobe cupboard, picture rail, coved ceiling, double-glazed window to rear, overlooking the garden, radiator.

BEDROOM

Built-in wardrobe cupboard, picture rail, coved ceiling, double-glazed window to front, radiator.

BATHROOM

Panelled corner bath set within a tiled surround, walk-in tiled shower enclosure with a thermostatically controlled monsoon shower with separate handheld attachment, low-level WC, pedestal wash basin, timber effect flooring, picture rail, coved ceiling, extractor fan, pair of obscured double-glazed windows to rear, contemporary radiator, fitted cupboards housing Worcester gas-fired boiler and factory-lagged hot water cylinder.



OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low brick-built wall and incorporates a driveway which is block-paved in a herringbone design with the remainder of the garden being predominantly topped in shingle for ease of maintenance with central specimen tree and shallow borders well stocked with a variety of shrubs, herbaceous and other plants including roses, euonymus, spiraea and Japanese anemone amongst others. Side access can be gained to the rear garden.

REAR GARDEN

Directly to the rear of the property is a paved terrace with a coordinating pathway extending to the end of the garden where there is rear access to the property. Alongside the terrace is a slightly elevated decked terrace set beneath a timber framed pergola with the remainder of the garden

being laid to lawn with borders well stocked with a variety of shrubs, herbaceous and other plants including forsythia, buddleia, irises, palms, hydrangea and hebe amongst others. To the far end of the garden is a further paved terrace designed to capture the evening sun and backed by a mature evergreen yew hedge and in the corner of the garden is a freestanding greenhouse.

GARAGE

Henderson roll panel door to front, power and light, personal door to rear.

EPC Rating

COUNCIL TAX

Band C approx. £2141.43 (2025/26)
Folkestone & Hythe District Council.

VIEWING

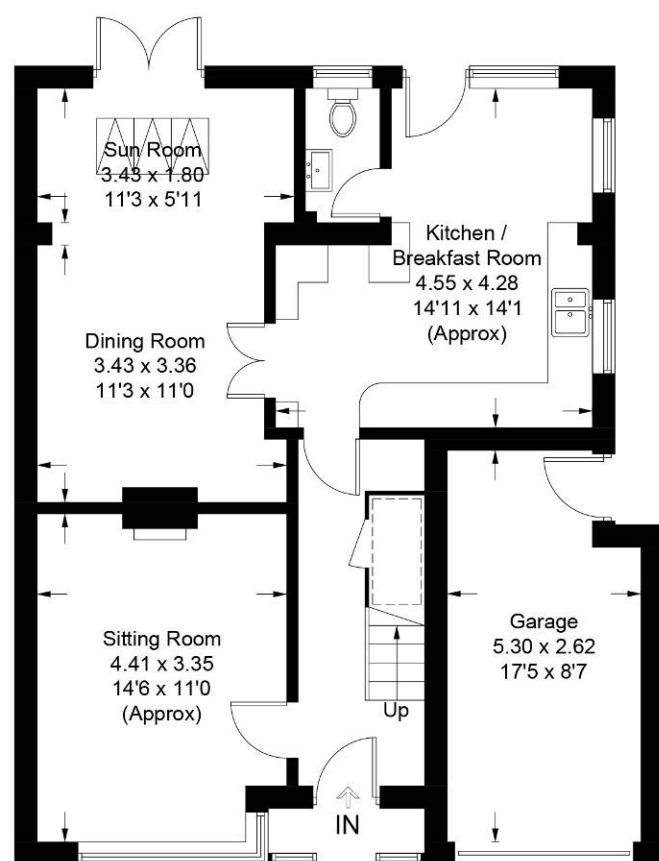
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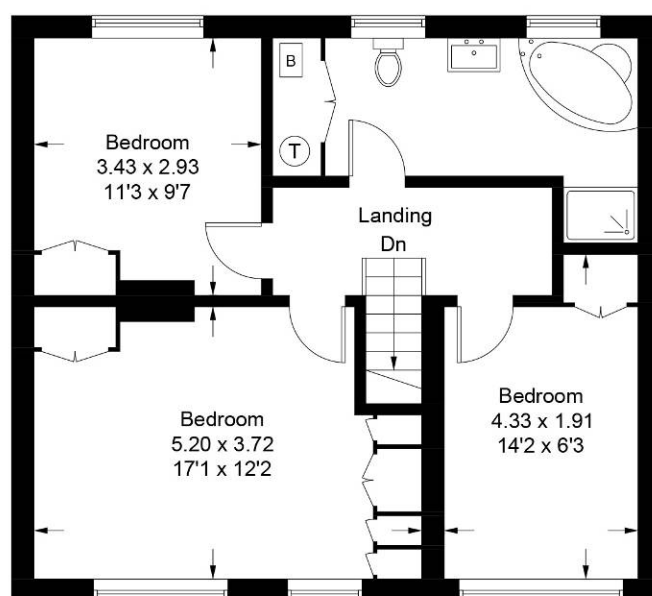
Theresa Road, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 61.4 sq m / 661 sq ft
First Floor = 58.7 sq m / 632 sq ft
Garage = 12.9 sq m / 139 sq ft
Total = 133.0 sq m / 1432 sq ft



Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1193330)