



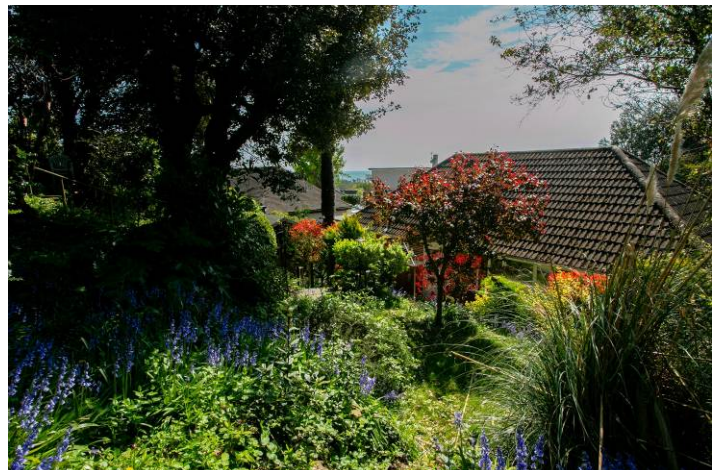
49 High Street, Hythe, Kent CT21 5AD



THE WIRRAL CANNONGATE AVENUE, HYTHE

£495,000 Freehold
No Onward Chain

In a much sought after location on Hythe's picturesque lower hillside within reasonable walking distance of the town centre, a comfortably proportioned two bedroom detached bungalow which is in need of general updating but has the potential to provide a comfortable home. Garage, parking, pretty gardens. EPC D.



The Wirral, Cannongate Avenue, Hythe CT21 5PS

Entrance Porch, Entrance Hall, Sitting/Dining Room, Kitchen, Rear Lobby, Two Bedrooms (One En-Suite Bathroom), Wet Room, Garage, Parking, Gardens to Front and Rear

DESCRIPTION

This well situated detached bungalow occupies a generous plot in a much sought after location. The property has been in the ownership of the same family for many years and whilst appearing to have been generally well maintained, it is fair to say that it would now benefit from some general updating and improvement. It is considered well worthy of an expenditure required, has been priced accordingly and with potential to extend should additional space be required (subject to all necessary consents and approvals being obtained), has the potential to create a particularly comfortable home.

The accommodation comprises a welcoming entrance hall leading to the triple aspect sitting/dining room, kitchen and rear lobby, two bedrooms (one with an en-suite bathroom) and a wet room. There are pretty gardens to the front and rear the rear garden incorporating an elevated decked terrace from where sea views can be enjoyed. There is also a garage and ample parking to the front.

SITUATION

Conveniently situated on Cannongate Avenue, an exclusive location only a short walk from the town centre with its 4 supermarkets (including Waitrose, Sainsburys and Aldi) and bustling, vibrant High Street with a range of independent shops, boutiques, cafes and restaurants, doctors surgeries, dentists etc. The Royal Military Canal is close by, with pleasant towpath walks and cycle path and the attractive, unspoilt seafront and long pebbly beach is a level walk away. There is a wide variety of sporting and leisure facilities in the area, including the Hotel Imperial Leisure Centre, cricket and lawn tennis clubs, 2 golf courses, sailing club, etc. There are many clubs and societies within the town that welcome new members, and a fortnightly farmers market. The town is well served with educational establishments including Hythe Bay C of E Primary School, St Augustine's Roman Catholic Primary School and Brockhill Performing Arts College. There are boys and girls Grammar in nearby Folkestone.

There are bus stops close by with local services to Folkestone, Ashford, Romney Marsh, etc. and Hythe is very conveniently located for easy access to the M20 (Junction 11 - 4 miles), Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (11 miles). Sandling main line railway station, approximately 2½ miles away on the outskirts of Saltwood, offers regular commuter services to London and High Speed trains to London St Pancras are available from Folkestone and Ashford with journey times of under an hour.

The accommodation comprises:

ENTRANCE PORCH

Entered via a UPVC and double-glazed door with coordinating panel to side, obscured glazed door with obscured glazed panel to side, opening to:

ENTRANCE HALL

Built-in cupboard housing factory lagged hot water cylinder, access to loft space via a hatch fitted with a loft ladder, radiator, doors to:



SITTING/DINING ROOM

A generous space spanning the full depth of the property with fireplace recess with granite hearth, coved ceiling, recessed lighting, bay with double glazed windows to front, pair of double glazed windows to side, double glazed window to rear, overlooking the garden, radiators.

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine, roll-top granite effect work surfaces inset with one and a half bowl sink and drainer unit with mixer tap, two-burner halogen hob and two-burner gas hob, tiled splashbacks, coordinating wall cupboards incorporating glazed display cabinets, shelving and plate rack, integrated fridge, pull-out larder cupboard, integrated double oven/grill, integrated microwave oven, double glazed window to rear overlooking the garden, door to:

REAR LOBBY

Built-in storage cupboard and shelving, position for freestanding fridge/freezer, UPVC and double glazed door opening to the garden.

BEDROOM

Range of fitted wardrobe cupboards, coved ceiling, double glazed window front, radiator, door to:

EN-SUITE BATHROOM

Panelled bath fitted with mixer tap and handheld shower, low-level WC, pedestal wash basin, wall light point, extractor fan, obscured double-glazed window to rear, heated ladder rack towel rail.

BEDROOM

Built-in storage cabinets and desk, recessed angle poise lighting, double-glazed window to front, radiator.

WET ROOM

Electric shower, corner wash basin, low level w.c., tiled walls, double glazed window to rear, heated towel rail.

FRONT GARDEN

The garden to the front of the property is set behind a close boarded timber panelled fence, topped in trellis, and is predominantly shingled for ease of maintenance with a specimen cordyline, mahonia and rosebush amongst others. There is a generous driveway providing off-road parking and access to the attached garage. Side access can be gained to the:

REAR GARDEN

Running across the rear of the house is a pathway with steps leading up to a shingled seating area and a further paved seating area set beneath a timber-framed pergola supporting a grapevine. Alongside this is a timber framed summer house. Steps meander through the garden, which is planted with a variety of shrubs, herbaceous and other plants with a central, relatively level lawn, with specimen flowering cherry tree, pittosporum, bay and palm tree. The steps then continue through the garden to an elevated decked terrace from where magnificent views over Hythe, of the sea and around the bay to Dungeness can be enjoyed.

GARAGE

Electronically operated roller door to front, power and light, personal door and window to rear.

EPC Rating Band D

COUNCIL TAX

Band D approx. £2409.11 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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





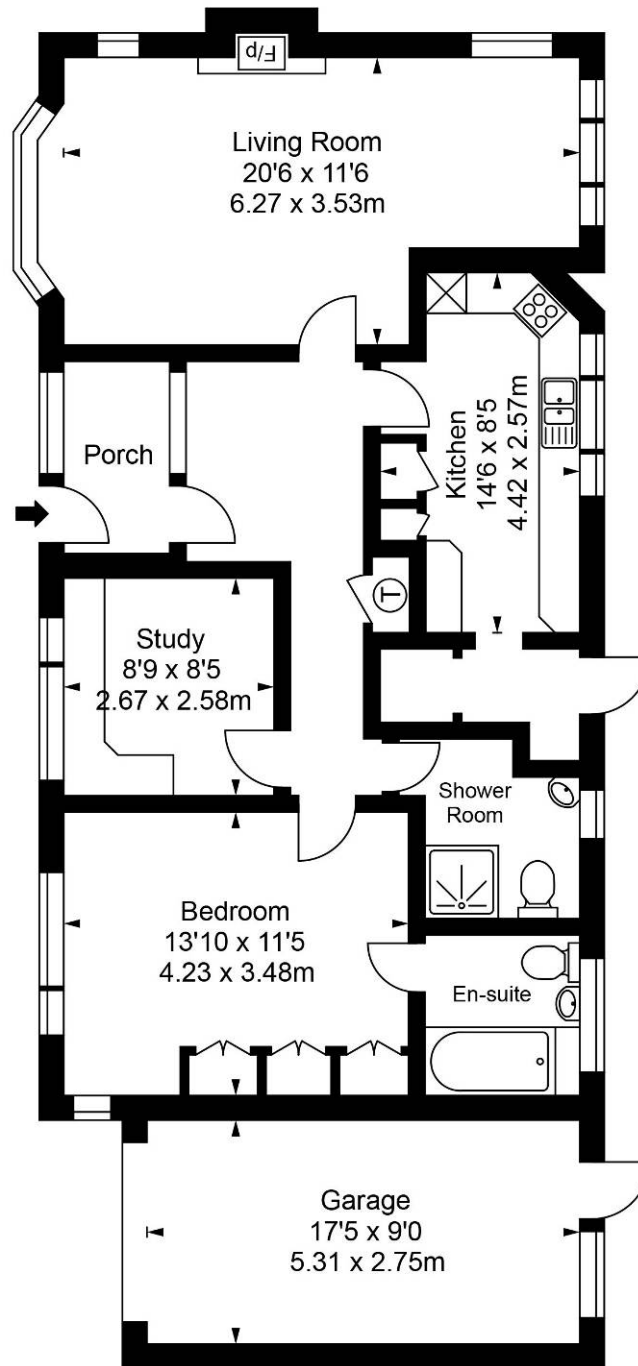


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The Wirral, Cannongate Avenue, Hythe

Approximate Gross Internal Area :-

Ground Floor :- 97.30 sq m / 1047 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetlk.com