



49 High Street, Hythe, Kent CT21 5AD



## **THE LAURELS BELCAIRE CLOSE, LYPMPNE**

**£395,000 Freehold**

**A well presented semi-detached chalet house in a sought after village location. Comprising a sitting room, generous kitchen/dining room, cloakroom, three double bedrooms and a bathroom. Delightful gardens to front and rear. Ample off-road parking. EPC tbc**



**The Laurels  
Belcaire Close  
Lympne  
CT21 4JR**

**Entrance Vestibule, Entrance Hall, Sitting Room,  
Kitchen/Dining Room, Ground Floor Double Bedroom, Cloakroom,  
First Floor: Two Double Bedrooms, Bathroom,  
Front & Rear Gardens, Ample Off Road Parking**

**DESCRIPTION**

This semi-detached chalet house is situated on a quiet close and enjoys attractively presented accommodation of particularly comfortable proportions which comprises an entrance vestibule, entrance hall, sitting room, spacious kitchen/dining room, double bedroom and a cloakroom on the ground floor. On the first floor there are two double bedrooms and a bathroom.

The outside space is a particularly attractive aspect of the property with pretty gardens to front and rear and ample off road parking.

**SITUATION**

The property is situated on a peaceful and well regarded cul-de-sac close to the centre of the popular village of Lympne with its newsagent/post office, church, village hall, pub and Castle (the historic Lympne Castle which has a bar and restaurant open to the public). There is a popular village primary school and bus stops nearby provide easy access to secondary schools in Folkestone and Hythe.

The Cinque Ports Town of Hythe, approximately 3 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), a vibrant High Street with various independent shops, boutiques, cafes and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc.

The motorway network (M20 Junction 11) is within a short driving distance of the property (approx 3 miles), the Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (12 miles). There is also a main line railway station at Westenhanger (1 mile) down the road, with regular commuter services to London and the High Speed Link trains are available at Folkestone (West or Central) or Ashford.

The accommodation comprises:

### **ENTRANCE VESTIBULE**

Entered via a UPVC and obscured double glazed door with double glazed windows to either side, tiled floor, built-in storage cupboards (one of which houses the Worcester gas-fired boiler), door to:

### **ENTRANCE HALL**

Built-in storage cupboards, one of which is equipped to house the washing machine and tumble dryer, access to understairs storage cupboard, timber effect flooring, coved ceiling, obscure double glazed door to side, double glazed window to side, radiator, door to kitchen and door to:

### **SITTING ROOM**

Timber effect flooring, coved ceiling, double-glazed window to front, radiator.

### **KITCHEN/BREAKFAST ROOM**

A generous space arranged in two defined sections.

#### **Dining area**

Timber effect flooring, breakfast bar, access to loft space, coved ceiling, radiator, open plan to:

#### **Kitchen area**

Fitted with a range of base cupboard and drawer units incorporating space and plumbing for dishwasher, square-edged woodblock work surface inset with four-

burner induction hob and stainless steel sink and drainer unit with mixer tap, tiled splash backs, coordinating base cupboard housing electric oven with further storage above, recessed lighting, double glazed casement doors opening to and overlooking the rear garden, radiator.

### **BEDROM**

Timber effect flooring, coved ceiling, double glazed window to rear overlooking the garden, radiator.

### **CLOAKROOM**

Low level WC, wall hung washbasin, mirrored vanity cupboard, double glazed window to side, tiled floor.

### **FIRST FLOOR LANDING**

Double glazed window over stairwell, coved ceiling, doors to:

### **BEDROOM**

Double glazed window to rear overlooking the garden, access to eaves storage, timber effect flooring, radiator.

### **BEDROOM**

Double glazed window to front, access to eaves storage, timber effect flooring, coved ceiling, radiator.

### **BATHROOM**

Panelled bath with central water spout and separate handheld attachment, tiled shower enclosure with thermostatically controlled rain head shower, low-level WC, wash basin with mixer tap, tiled walls, recessed lighting, Velux window, heated ladder towel rail, tiled floor.

Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.













## OUTSIDE

### FRONT GARDEN

The garden to the front of the property is well enclosed by brick built walls and timber panelled fencing and is largely topped in shingle providing a generous driveway and parking for numerous vehicles, external power point, double gates open to the side of the property where there is a further generous parking/storage area, outside tap, personal gate giving access to the:

### REAR GARDEN

The garden to the rear of the property is well enclosed by timber panelled fencing and

trellising with a generous decked terrace spanning the width of the rear of the property and extending to the remainder of the garden which is laid largely to lawn and incorporates a generously sized timber framed storage shed/workshop.

### EPC Rating tbc

### COUNCIL TAX

Band D approx. £2400.24 (2025/26)  
Folkestone & Hythe District Council.

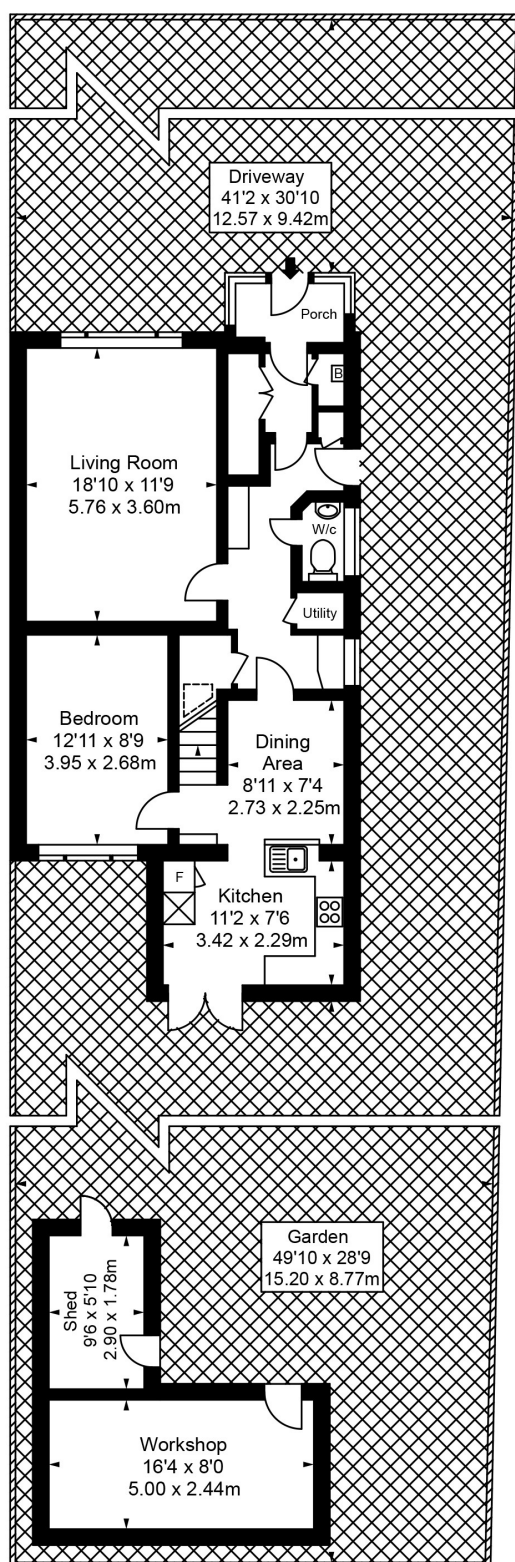
### VIEWING

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

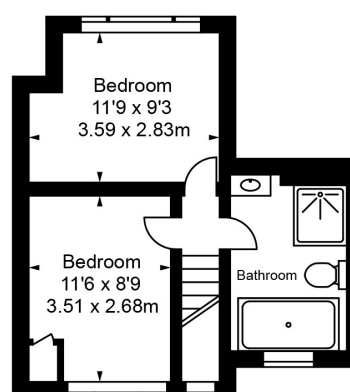


# The Laurels, Belcaire Close, Lympe

Approximate Gross Internal Area :-  
 Ground Floor :- 67.78 sq m / 730 sq ft  
 First Floor :- 30.95 sq m / 333 sq ft  
 Outbuilding :- 17.78 sq m / 191 sq ft  
 Total :- 116.51 sq m / 1254 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 floor plan by: [www.creativeplanetlk.com](http://www.creativeplanetlk.com)