



49 High Street, Hythe, Kent CT21 5AD



17 NIGHTINGALE AVENUE HYTHE

£320,000 Freehold

A well situated semi-detached bungalow on a popular cul-de-sac, moments from pleasant strolls along the Royal Military Canal. Comprising a sitting/dining room, fitted kitchen, two double bedrooms and a bathroom. Off-road parking, secluded rear garden. EPC D.



17 Nightingale Avenue

Hythe

CT21 6QX

Entrance Porch, Entrance Hall, Kitchen, Sitting/Dining Room, Two Bedrooms, Bathroom Rear Garden, Off-Road Parking, Detached Garage

DESCRIPTION

This attractive semi-detached bungalow is situated towards the end of a peaceful cul-de-sac, in a much sought after residential area close to the historic Royal Military Canal where miles of picturesque walks can be enjoyed.

The property offers well presented accommodation of particularly comfortable proportions and comprises an entrance porch, entrance hall leading to the sitting/dining room, well fitted kitchen, two double bedrooms and a bathroom.

The garden to the rear is a delight, offering a good level of privacy and from where views to The Roughs can be enjoyed and to the front, a block paved driveway providing ample off road parking and access to the detached garage.

SITUATION

The property is situated on a sought after cul-de-sac, approximately a mile-and-a-half to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. Primary and Nursery school are within walking distance. The Royal Military Canal, cycle path and local beauty spot The Roughs with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well-served town with a bustling High Street, 4 supermarkets (including Waitrose, Sainsbury and Aldi) and range of independent shops, cafes, boutiques and restaurants. There are two golf courses and a Leisure Centre at the Hotel Imperial, all within easy reach and there is a variety of other sports and leisure facilities in the vicinity.

The M20 (Junction 13) and Channel Tunnel Terminal are both approximately 4 miles distant and there is a mainline railway station at Saltwood, approximately 3 miles away. The High Speed Link to London St Pancras is available from Ashford International Station with a journey time of approximately 37 minutes.



The accommodation comprises:

ENTRANCE PORCH

Entered via a uPVC and double glazed door with double glazed windows to either side and beneath a polycarbonate roof, tiled floor, Space and plumbing for washing machine, door to:

ENTRANCE HALL

Access to loft space, cloaks cupboard and airing cupboard, coved ceiling, radiator, doors to:

KITCHEN

Well fitted with a range of base cupboard and drawer units, square edged quartz worksurface inset with 1 ½ bowl quartz sink and drainer with mixer tap, four burner Neff gas hob with extractor hood above, tiled splashbacks, integrated eye-level electric oven, coordinating wall cupboards, space for freestanding fridge freezer, double glazed window to front, access to built-in cupboard, coved ceiling, tiled floor.

SITTING/DINING ROOM

Attractive timber fireplace surround with Dimplex electric log effect fire, double glazed window to front, coved ceiling, radiator.

BEDROOM

Double glazed sliding doors opening to the rear garden, double glazed window to side, coved ceiling, two radiators.

BEDROOM

Full wall of fitted wardrobe cupboards, double glazed window to rear, radiator.

BATHROOM

Panelled bath with thermostatically controlled shower over and glazed shower screen, low-level WC, circular wash basin with mixer tap and vanity cupboard below, heated ladder towel rail, radiator, obscure double glazed window to side, tiled floor, extractor fan.

OUTSIDE

To the front of the property is a generous block paved driveway providing off-road parking and access to the:

DETACHED GARAGE

Up and over door to front, power and lighting, personal door to side..

Access can also be gained to the:

REAR GARDEN

The garden to the rear of the property is well enclosed by close boarded timber panelled fencing, incorporates a paved terrace with the remainder of the garden being laid largely to lawn and with borders planted with a variety of plants, herbaceous and other plants including a mature plum tree. There are also two timber-framed storage sheds and a greenhouse.

EPC Rating D

COUNCIL TAX

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

VIEWING

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

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Nightingale Avenue, Hythe, CT21

Approximate Gross Internal Area = 69.1 sq m / 744 sq ft

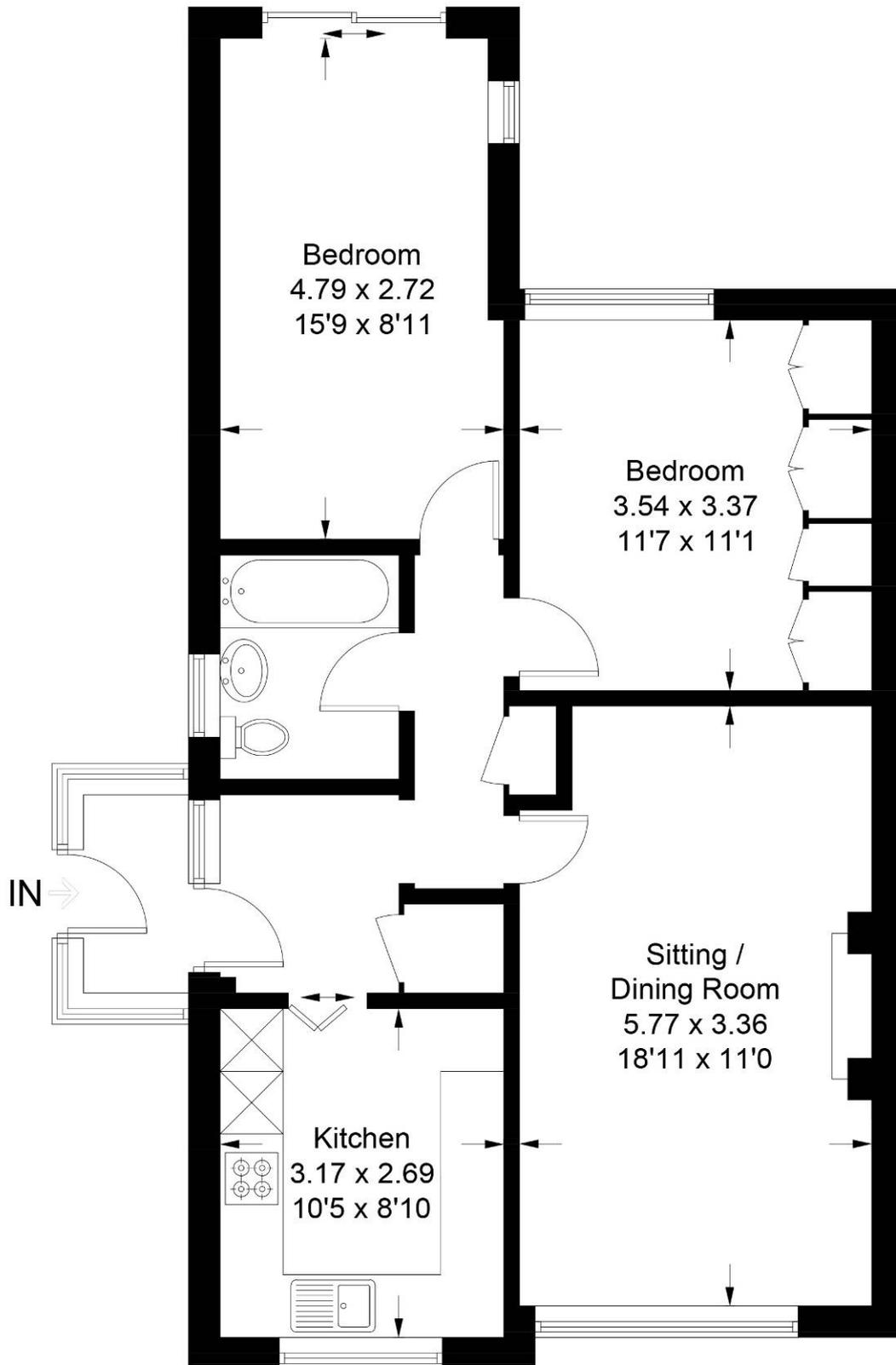


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