



49 High Street, Hythe, Kent CT21 5AD



**12 DOVE CLOSE,
HYTHE**

**£350,000 Freehold
NO ONWARD CHAIN**

Situated on a peaceful cul-de-sac and occupies a particularly generous plot, this spacious semi detached bungalow is being offered for sale with the advantage of no onward chain, the benefit of solar panels and scope to extend (subject to planning). Generous living space, 2 bedrooms, garage, parking and gardens. EPC B



12 Dove Close, Hythe CT21 6RB

Entrance Vestibule, Entrance Hall, Sitting/Dining Room, Kitchen, Two Bedrooms, Bathroom, Garage, Ample Parking, Gardens to Front and Rear

DESCRIPTION

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

The property occupies a wide and offers a wonderful opportunity to extend should additional space be required (subject to all necessary consents and approvals being obtained) however, the existing accommodation is of particularly comfortable proportions and comprises a generous entrance vestibule, entrance hall leading to the spacious sitting/dining room, well fitted kitchen, two bedrooms and a bathroom. The property also benefits from a bank of solar panels.

There is a wider than usual garden to the rear where views to The Roughts can be enjoyed and to the front, a double width driveway providing parking for a number of vehicles 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 Roughts 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 VESTIBULE

A generous space with plumbing for washing machine and vent for tumble dryer, entered via a double glazed door, double glazed windows to three sides, obscured double glazed double doors opening to:

ENTRANCE HALL

Cupboard housing Johnson Starley gas-fired warm air boiler, doors to kitchen, bathroom and open to:



INNER HALLWAY

Shelved linen cupboard, doors to bedrooms 1 and 2, open plan to:

SITTING/DINING ROOM

Heating vent, double glazed window to front.

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated electric oven and newly installed integrated dishwasher, roll-top granite effect work surfaces inset with one and a half bowl stainless steel sink and drainer with mixer tap and four burner induction hob with newly installed extract hood above, tiled splashbacks, range of coordinating wall cupboards and shelving, full height storage cupboard housing metres and consumer unit, double glazed window to front.

BEDROOM

Heating vent, double glazed window to rear enjoying views over the garden and towards The Roughs, electric panel heater.

BEDROOM

Heating vent, double glazed window to rear, overlooking the garden and enjoying views to The Roughs, electric panel heater.

BATHROOM

Panelled bath set within a tiled surround with mixer tap and separate electric shower, low level W.C., pedestal wash basin, localised tiling, extractor fan, heating vent, obscured double glazed window to side.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is laid mainly to lawn and to the side of the house there is a generous double width block paved driveway providing off-road parking for a number of vehicles and access to the:

DETACHED GARAGE

Up and over door to front, power and lighting.

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 generous paved terrace with the remainder of the garden being laid largely to lawn. There is also a timber-framed storage shed.

EPC Rating Band B

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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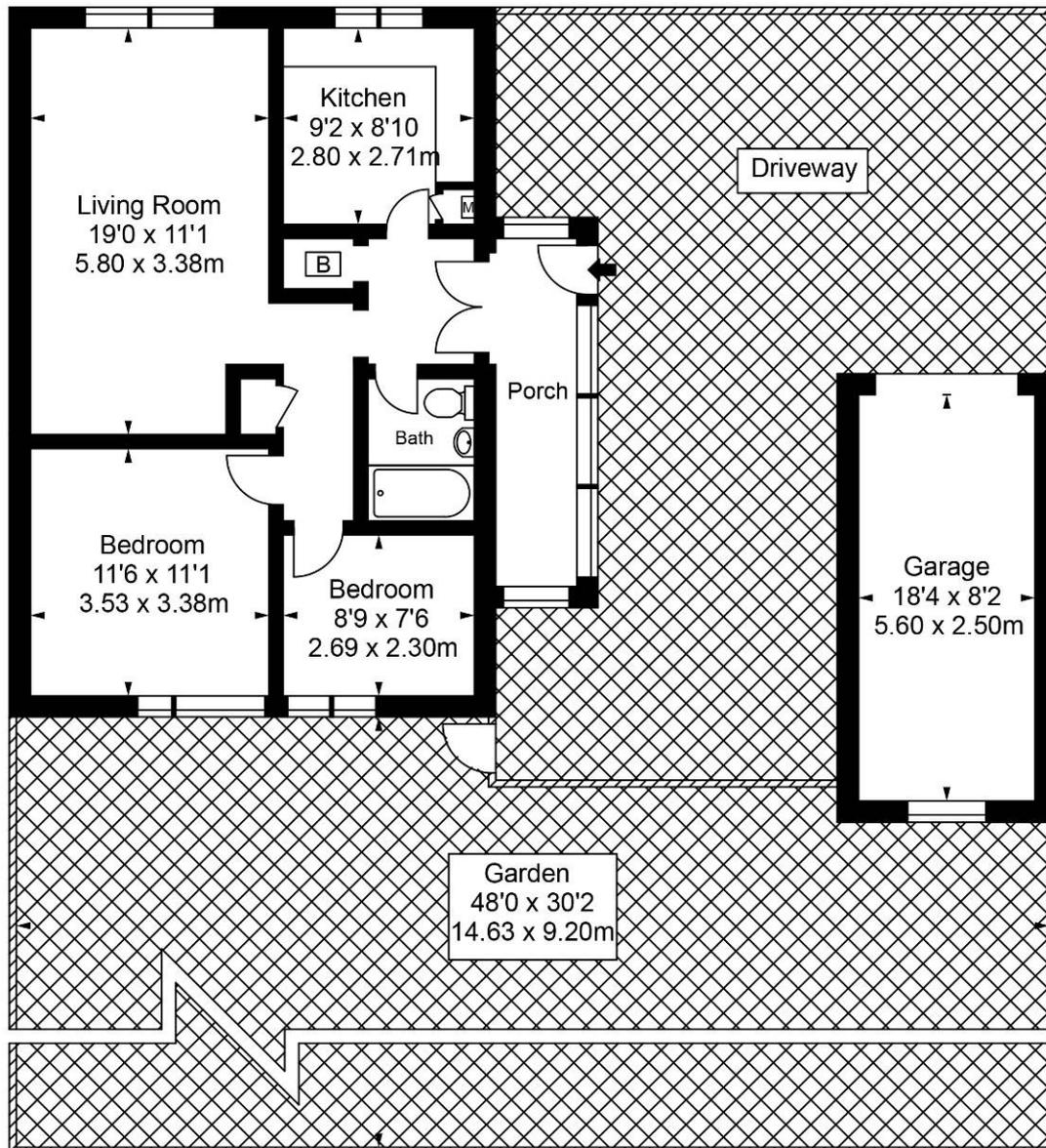
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Approximate Gross Internal Area :-

Ground Floor :- 67.15 sq m / 723 sq ft

Garage :- 14.50 sq m / 156 sq ft

Total :- 81.65 sq m / 879 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.