



49 High Street, Hythe, Kent CT21 5AD



**32 PALMARSH AVENUE,  
HYTHE**

**£365,000 Freehold  
No Onward Chain**

Requiring updating and improvement, this well situated semi detached family house offers the potential for purchasers to tailor a property to suit their own tastes and requirements. 3 reception rooms, kitchen, sun room, wet room and 3 bedrooms. Garage, ample parking, generous garden. There is no onward chain. EPC D.



# **32 Palmarsh Avenue, Hythe CT21 6NT**

## **Entrance Hall, Sitting Room, Dining Room, Study/Bedroom 4, Wet Room, Kitchen, Sun Room, Three Bedrooms, Garage, Ample Parking, Gardens to Front and Rear**

### **DESCRIPTION**

This well situated family home is now in need of general updating and improvement however, with scope to extend (subject to all necessary consents and approvals being obtained), offers an exciting opportunity for potential purchasers to tailor a home to suit their own tastes and requirements.

The accommodation, which is of particularly comfortable proportions, comprises an entrance hall, sitting room, dining room leading to the sun room, kitchen, study (or fourth bedroom) and wet room. There are three bedrooms on the first floor.

The property occupies a generous plot with ample parking on the block paved driveway to the front, a detached garage and adjoining store at the side of the house and a large garden to the rear.

### **SITUATION**

The property is situated in a desirable residential location 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. 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 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 or Folkestone with a journey time of approximately 53 minutes.

The accommodation comprises:

#### **ENTRANCE HALL**

Entered via a UPVC and obscured double-glazed door with obscured double-glazed panels to either side, coved ceiling, staircase to first floor, radiator, doors to:

#### **SITTING ROOM**

Stone fireplace surround and hearth with provision for an open fire, coved ceiling, suspended bay with double-glazed windows to front overlooking the garden, radiator.



### **DINING ROOM**

Access to understairs storage cupboard, coved ceiling, double glazed casement door with double glazed windows to either side opening to and looking through the sunroom to the rear garden beyond, radiator, door to:

### **KITCHEN**

Fitted with a range of base cupboard and drawer units incorporating space and plumbing for washing machine, slimline dishwasher and freestanding fridge and oven, roll-top work surfaces inset with stainless steel 1 ½ bowl sink and drainer with mixer tap, tiled splashbacks, coordinating wall cupboards, access to loft space, double-glazed window to rear overlooking the garden, double-glazed door to:

### **SUNROOM**

Set beneath a pitched polycarbonate roof, double-glazed sliding patio doors opening to the garden.

### **STUDY/BEDROOM**

Coved ceiling, built-in corner display cabinet, suspended bay with double glazed windows to front overlooking the garden, radiator.

### **WET ROOM**

Shower area with thermostatically controlled shower, low-level WC, wall-hung washbasin, tiled walls, obscured double-glazed window to side, heated ladder rack towel rail.

### **FIRST FLOOR LANDING**

Access to loft space via a hatch fitted with a loft ladder, doors to:

### **BEDROOM**

Access to eaves storage, fitted wardrobe cupboards, double glazed window to front, radiator.

### **BEDROOM TWO**

Coved ceiling, wall hung wash basin, range of fitted wardrobe cupboards (one of which

houses the hot water cylinder), double glazed window to side, radiator.

### **BEDROOM**

Double glazed window to rear, radiator.

### **FRONT GARDEN**

The garden to the front of the house is set behind a low privet hedge and is predominantly block paved providing ample parking and turning. There are borders stocked with a variety of shrubs, herbaceous and other plants including hydrangea and roses. The driveway continues to the side of the house where there is a gate giving access to the rear garden and the:

### **GARAGE**

Up and over to the front, power and light, adjoining storeroom to rear.

### **REAR GARDEN**

Directly to the rear of the house is a paved patio area with adjoining timber framed shed which is equipped with power and light. Beyond this the garden is laid to lawn edged by borders with a variety of mature shrubs, herbaceous and other plants, together with specimen trees, such as a laburnum. An archway, supporting a Montana clematis, leads to the upper tier of the garden, which is a form of vegetable garden, and incorporates a freestanding greenhouse and summer house.

### **EPC Rating Band D**

### **COUNCIL TAX**

Band C approx. £2228.22 (2026/27)  
Folkestone & Hythe District Council.

### **VIEWING**

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



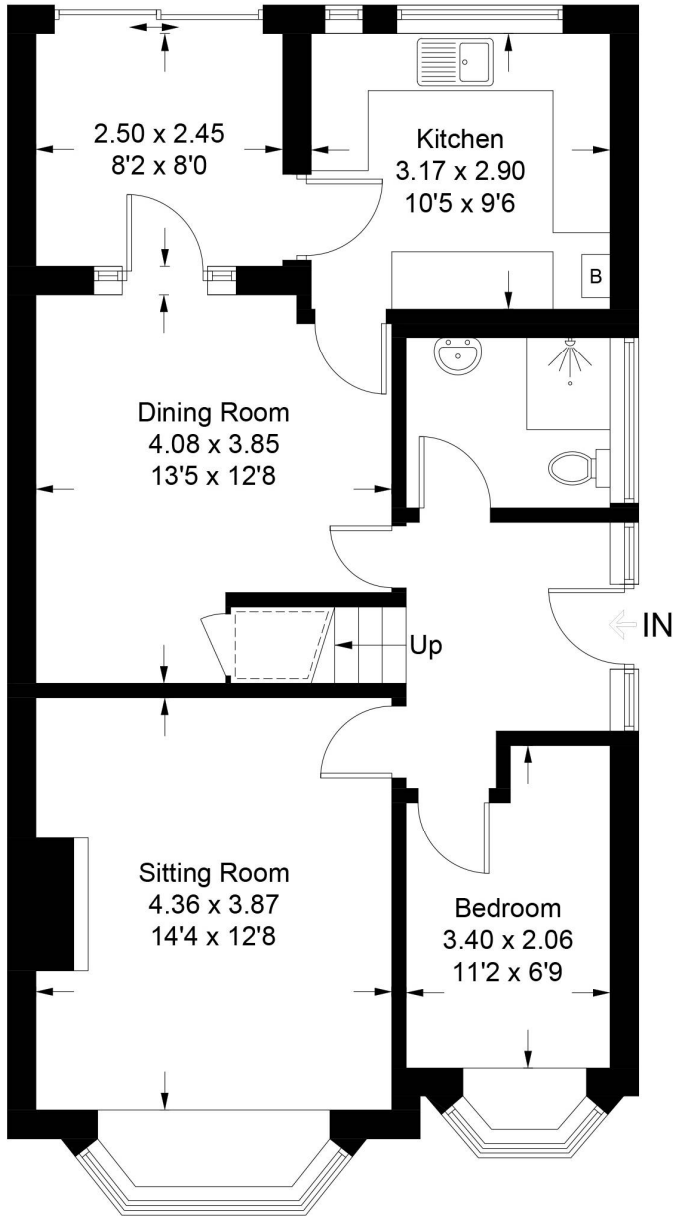





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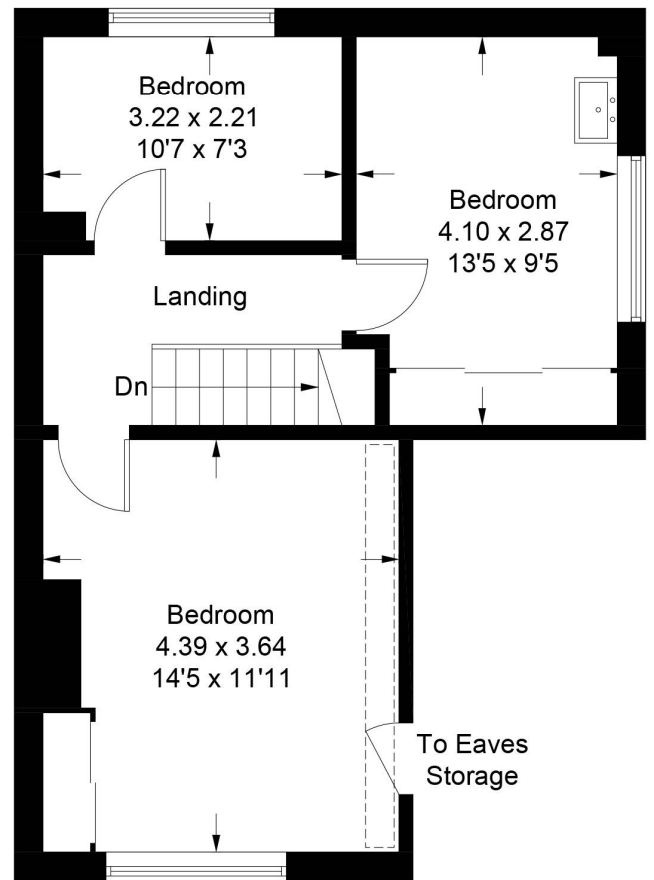
# Palmarsh Avenue, Hythe, CT21

Approximate Gross Internal Area  
Ground Floor = 68.1 sq m / 733 sq ft  
First Floor = 41.7 sq m / 449 sq ft  
Total = 109.8 sq m / 1182 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 © (ID1304412)