



49 High Street, Hythe, Kent CT21 5AD



11 DYMCHURCH ROAD, HYTHE

£395,000 Freehold
NO ONWARD CHAIN

A handsome detached two storey period property occupying a generous corner plot in a prime central location. Now requiring extensive refurbishment, this unique property offers considerable potential to create an exceptional home tailored to suit the purchaser's own tastes and requirements. EPC F



11 Dymchurch Road

Hythe

CT21 6JB

DESCRIPTION

This substantial detached period property is being offered for sale for the first time in over 45 years. Having suffered a prolonged period of neglect, the property does now require a full programme of repair and refurbishment but offers the potential to create an exceptional home tailored to suit the purchaser's own tastes and requirements. It is considered well worthy of the expenditure required and has been priced accordingly.

The property has been utilised as business premises on the ground floor with separate accommodation on the first floor but could, subject to all necessary consents and approvals being obtained, be reinstated as one dwelling offering circa 1523 sq ft of accommodation.

It occupies a generous corner plot with gardens to three sides and enjoys vehicular access at the rear from Portland Road which opens to the driveway providing off road parking.

SITUATION

The property is conveniently situated on Dymchurch Road, a relatively short walk from the town centre with its 4 supermarkets (including Waitrose, Aldi & Sainsburys), range of independent shops and restaurants, doctors' surgeries, dentists etc. The Royal Military Canal is opposite the house with pleasant towpath walks and cycle path and the attractive, unspoilt seafront and long pebbly beach is also accessible. 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 monthly farmers' market.

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.

The accommodation comprises:

GROUND FLOOR

ENTRANCE HALL

Access to cupboard housing meters, coved ceiling, doors to:

ROOM 1

Attractive marble fireplace surround, bay with sash windows to front, sash window to side, coved ceiling.

CLOAKROOM

Close coupled WC, wall hung wash basin, windows to front and rear.

ROOM 2

Sash window to side, double glazed window to rear, wall hung wash basin with electric water heater over, door to:

ROOM 3

Window to rear, door to rear, door through to entrance hall.

FIRST FLOOR

Accessed via an external staircase.

ENTRANCE HALL

Access to loft space, radiator, doors to:

KITCHEN

Fitted with base cupboards and drawer units, stainless steel sink with double drainer, window to rear overlooking Hythe Green, access to larder cupboard, further storage cupboard, floor standing gas boiler.

SITTING ROOM

Bay window to front with second double glazing, sash window to front and side with secondary double glazing, two radiators.

BEDROOM

Double glazed window to rear, sash window to side with secondary double glazing, built-in cupboard, radiator.

BEDROOM

Sash window to side, built-in cupboard.

BATHROOM

Low level WC, pedestal wash basin, access to cupboard housing hot water cylinder, window to front with secondary double glazing.

OUTSIDE

FRONT GARDEN

The garden to the front of the property sits behind a ragstone wall and is currently somewhat overgrown incorporating various specimen trees. The ragstone wall and garden continue to the side of the house leading to the:

REAR GARDEN

The garden to the rear of the property is enclosed by a combination of ragstone and brick built walls and is entered via a five bar gate with personal gate to side, opening to a **driveway**, providing **off-road parking** and access to the remainder of the garden which is currently somewhat overgrown.

EPC Rating Band F

COUNCIL TAX

Band B approx. £1873.76 (202/26)
Folkestone & Hythe District Council.

VIEWING

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



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Approximate Gross Internal Area = 141.5 sq m / 1523 sq ft

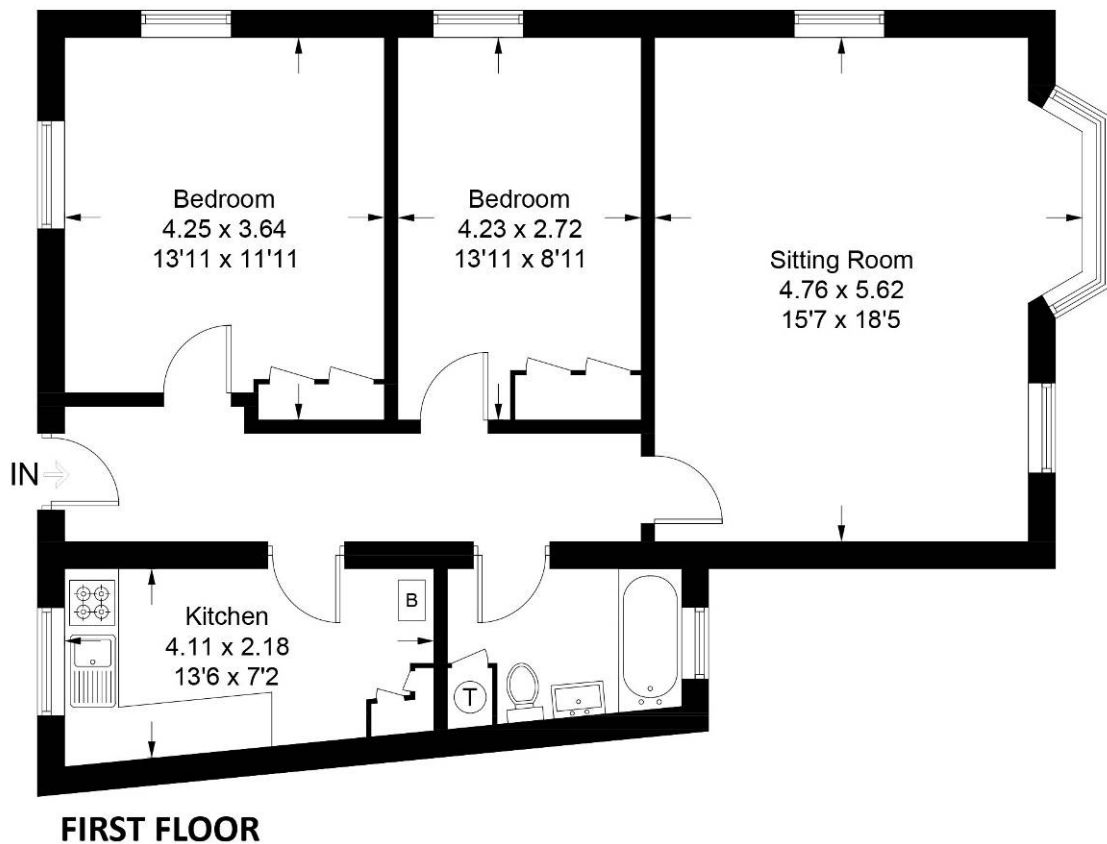
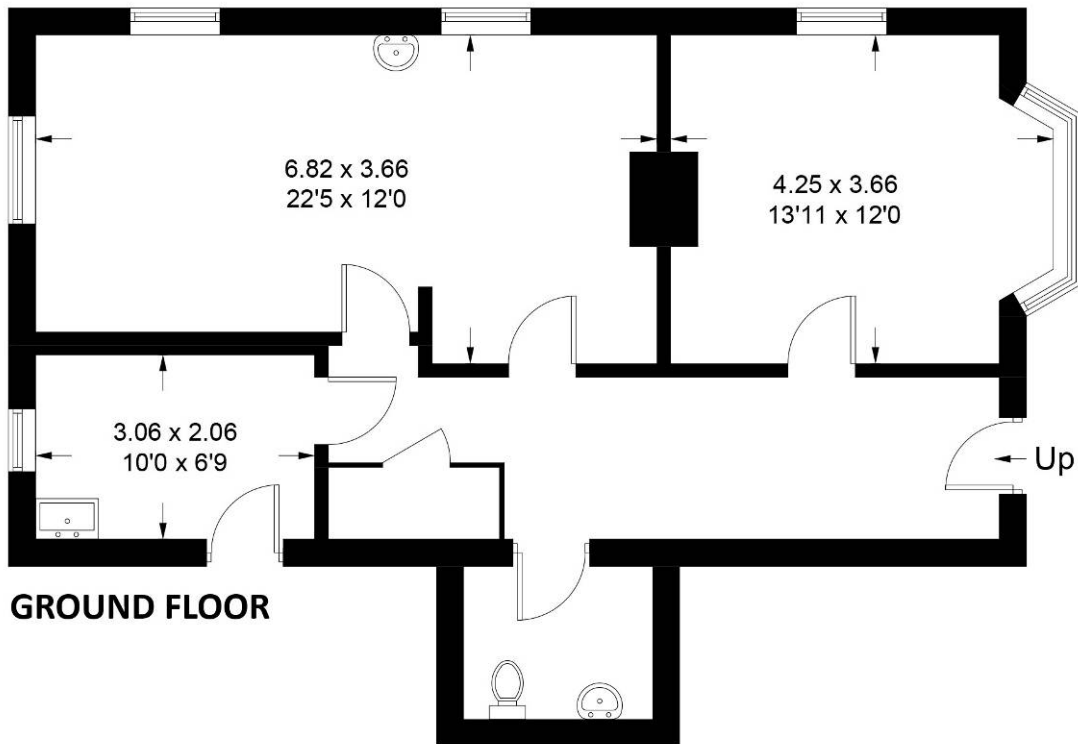


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