



49 High Street, Hythe, Kent CT21 5AD



7 BURMARSH ROAD, HYTHE

£445,000 Freehold
NO ONWARD CHAIN

Double fronted period house, enviably situated adjacent to the Royal Military Canal. Comprising four receptions, fitted kitchen, three double bedrooms and two shower rooms. Delightful rear garden, detached garage and ample off-road parking. EPC D.



**7 Burmarsh Road
Hythe
CT21 6QG**

**Entrance Porch, Entrance Vestibule, Sitting Room, Dining Room,
Living Room, Garden Room, Kitchen, Shower Room,
Three Bedrooms, Shower Room,
Gardens to Front & Rear, Garage, Off-Road Parking**

DESCRIPTION

This attractive double-fronted period home offers generously proportioned accommodation, adjacent to the Royal Military Canal and enjoying views towards the Roughs. While the property has clearly been well cared for, it would now benefit from some general updating, presenting an excellent opportunity to create a particularly comfortable and appealing home.

The accommodation comprises an entrance porch and vestibule, sitting room, fitted kitchen, dining room, living room, garden room, and a shower room. To the first floor are three well-proportioned double bedrooms and an additional shower room. The delightfully private rear garden provides an ideal setting for alfresco dining, while to the front there is ample off-road parking leading to a detached garage.

SITUATION

The property is situated approximately a mile-and-a-half to the west of Hythe town centre, with a bus route close by 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 offering a variety of independent shops, boutiques, cafes, restaurants, doctors and dentists etc. There are also 4 supermarkets (including Waitrose, Sainsbury and Aldi). 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

Of UPVC and double glazed leaded light construction beneath a pitched tiled roof, door to:

ENTRANCE VESTIBULE

Entered via a timber panelled door with glazed fan light above, staircase to first floor, radiator, door to:

SITTING ROOM

Wood panelled chimney breast with shelved alcove to side, exposed timbers to walls and ceiling, leaded light double glazed window to front enjoying a pleasant open aspect towards the Roughs, radiator, doorway to:

DINING ROOM

Double glazed window to side, two windows and doorway opening to garden room to rear, radiator, door to the living room & kitchen.

LIVING ROOM

Attractive stone fireplace surround and hearth with shelved recess to side, picture rail, exposed timbers to ceiling, leaded light double glazed window to front enjoying a pleasant open aspect towards the Roughs, radiator.

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units in a sleek contemporary style, roll top marble effect work surfaces inset with sink and drainer unit with mixer tap and four burner gas hob with stainless steel extractor hood above, tiled splashbacks, coordinating wall cupboards, integrated eye level double oven/grill, integrated fridge and freezer, obscured double glazed window to rear.

GARDEN ROOM

Base cupboards with roll top work surface above, obscured panelled and double glazed door to side, double glazed casement doors with double glazed window to side overlooking the rear garden, radiator, space and plumbing for washing machine, door to:

SHOWER ROOM

Shower enclosure with electric shower, low-level WC, washbasin with vanity cupboard below, obscured double-glazed window to rear, radiator, extractor fan.

FIRST FLOOR LANDING

Access to loft space, radiator, doors to:

BEDROOM

Leaded light double glazed window to front enjoying views over the Roughs, fitted wardrobe cupboard, attractive painted cast iron fireplace surrounds, radiator.

BEDROOM

Double glazed window to rear overlooking the garden, radiator.

BEDROOM

Fitted wardrobe cupboard, leaded light double glazed window to front enjoying views over the Roughs, radiator.

SHOWER ROOM

Walk in shower with Mira electric shower, low-level WC, pedestal wash basin, access to cupboard housing the Worcester gas boiler, access to loft space, obscured double window to rear, radiator.

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OUTSIDE

FRONT GARDEN

The garden to the front of the property is laid largely to lawn with a central pathway leading to the front door. A generous driveway provides parking for a number of vehicles and extends to the side of the house and gives access to the garage.

GARAGE

Of prefabricated construction with up and over door to front and personal door to rear.

REAR GARDEN

The garden to the rear of the property enjoys an open aspect and is well enclosed by a combination of timber-panelled fencing and hedging. Directly to the rear of the house is a

split-level paved terrace extending to the remainder of the garden which is of a generous size and is laid extensively to lawn with borders planted with a variety of shrubs, herbaceous and other plants. To the far end of the garden is a substantial timber-framed storage shed, a number of fruit trees, and there is also a freestanding greenhouse within the garden.

EPC Rating D.

COUNCIL TAX

Band D approx. £2409.11 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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



Burmarsh Road, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 77.0 sq m / 829 sq ft
First Floor = 56.2 sq m / 605 sq ft
Total = 133.2 sq m / 1434 sq ft

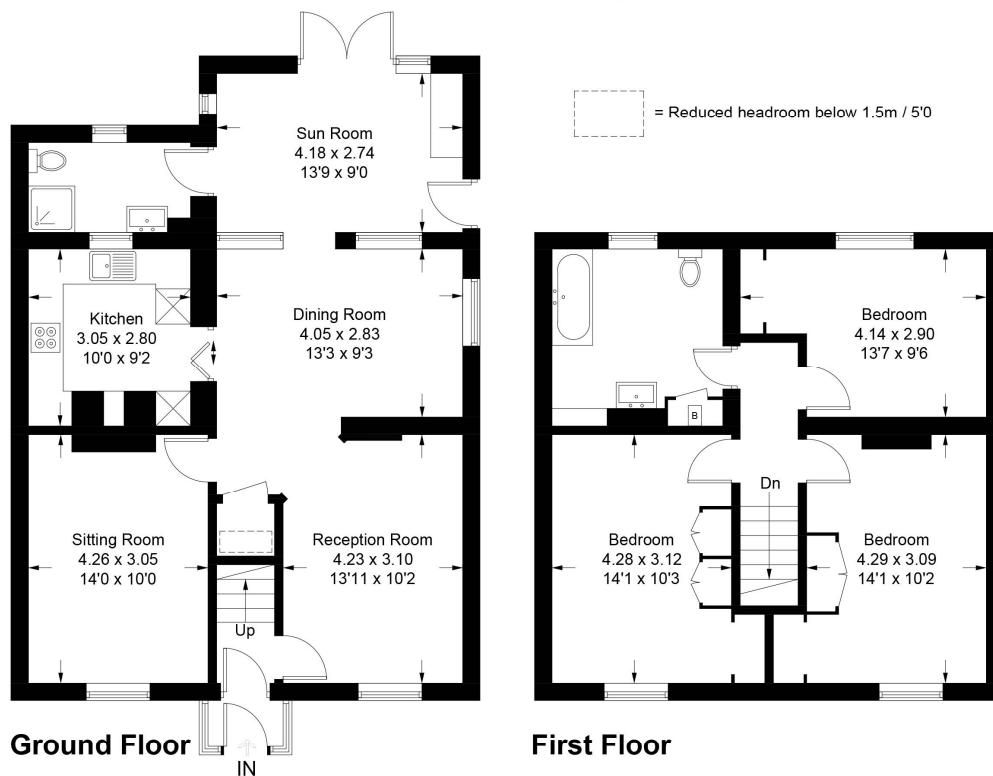


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