



49 High Street, Hythe, Kent CT21 5AD



TULLS COTTAGE, 57 DYMCHURCH ROAD, HYTHE

**£225,000 Freehold
NO ONWARD CHAIN**

This charming period cottage is well situated in the heart of Hythe, opposite the Royal Military Canal, a short walk from the town centre and from the beach. The beautifully presented interior comprises a sitting room, kitchen, bathroom and two bedrooms. South facing garden to the rear. EPC D



**Tulls Cottage,
57 Dymchurch Road, Hythe CT21 6JE**

**Sitting Room, Kitchen, Bathroom,
Two Bedrooms,
Gardens to Front and Rear**

DESCRIPTION

Having been refurbished for the current owners, this well situated period cottage is an ideal first time buy or second home offering impeccably presented accommodation which exudes charm and character throughout.

The cosy interior comprises a welcoming sitting room with a wonderful woodburning stove, a bijou kitchen with bespoke cabinetry and a smart ground floor bathroom. On the first floor there are two bedrooms, one single, one double, the double views over the Royal Military Canal.

To the rear there is a fairly secluded garden which is of a surprisingly generous size and enjoys a southerly aspect.

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 and sailing club. 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:

SITTING ROOM

Entered via a UPVC and obscured double glazed door, fireplace recess set beneath a timber mantelpiece and housing a freestanding wood-burning stove over a slate hearth, timber effect flooring, double glazed window to front, radiator concealed by decorative cover, door to:

KITCHEN

Fitted with a range of bespoke cabinetry incorporating base cupboards with square-edged woodblock work surfaces undermounted with ceramic sink with mixer tap, tiled splashbacks, timber effect flooring, double glazed window to rear looking towards the garden, access to understairs storage cupboard, staircase to first floor door to:

INNER HALLWAY

Access to deep storage cupboard housing Vaillant gas-fired boiler, obscured double glazed door to garden, door to:

BATHROOM

Panelled bath with thermostatically controlled shower above with electronic control also operating the feed to the bath with automatic shut off, low-level WC, pedestal wash basin with mixer tap, tiled walls, extractor fan, obscured double glazed window to rear, radiator.

FIRST FLOOR LANDING

Doors to:

BEDROOM

Double glazed window to front enjoying a pleasant open aspect over Holman's Field and the canal, radiator.

BEDROOM

Access to loft space, double glazed window to rear overlooking the garden, radiator.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low ragstone and brick capped wall and is predominantly topped in granite chippings for ease of maintenance with a block paved pathway entered via a wrought iron gate and leading to the front door.

REAR GARDEN

The garden to the rear of the property is well enclosed by timber panelled fencing and incorporates stepping stones leading through a shingle-topped area to a decked terrace set beneath a Jacksons slatted timber garden shelter and to the far end of the garden is a substantial timber-framed shed providing ample storage.

NB No.59 Dymchurch Road has a right of way through No.57's garden and the neighbouring property returning to Dymchurch Road, the same right of way is afforded to No.57.

EPC Rating Band D

COUNCIL TAX

Band B approx. £1,873.76 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

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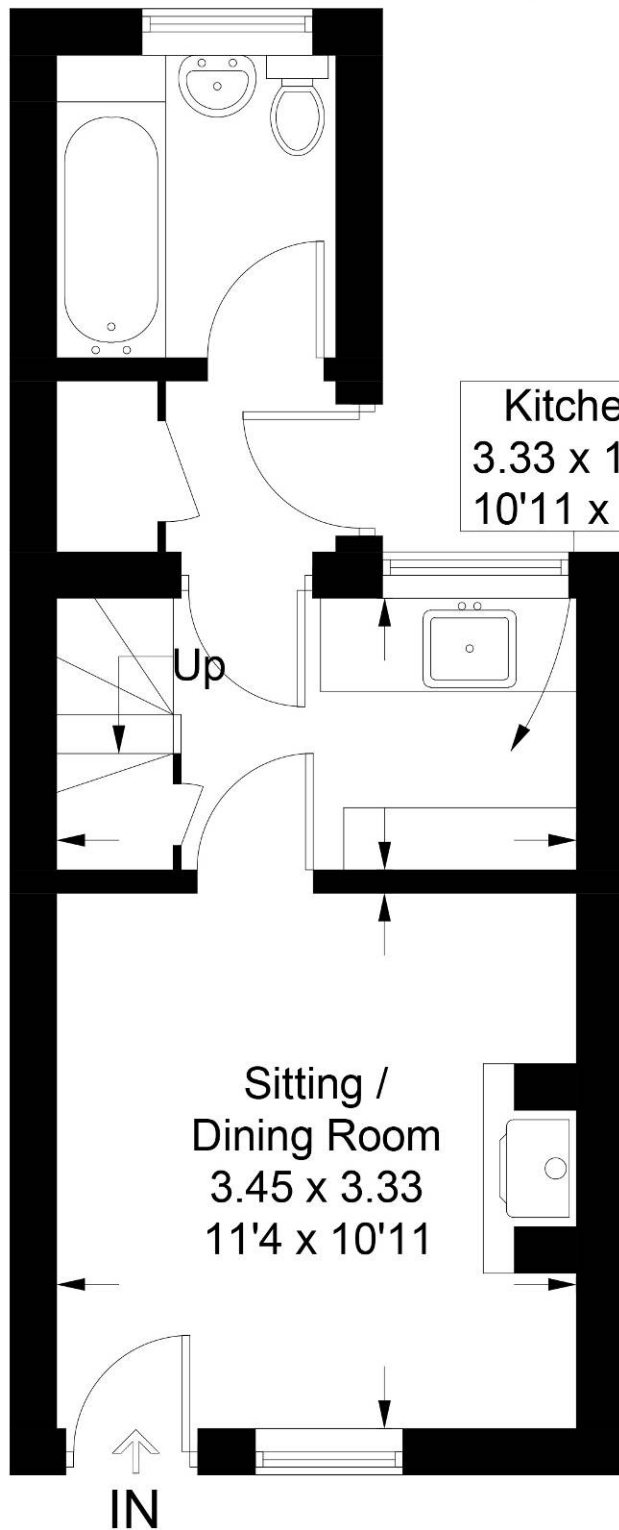




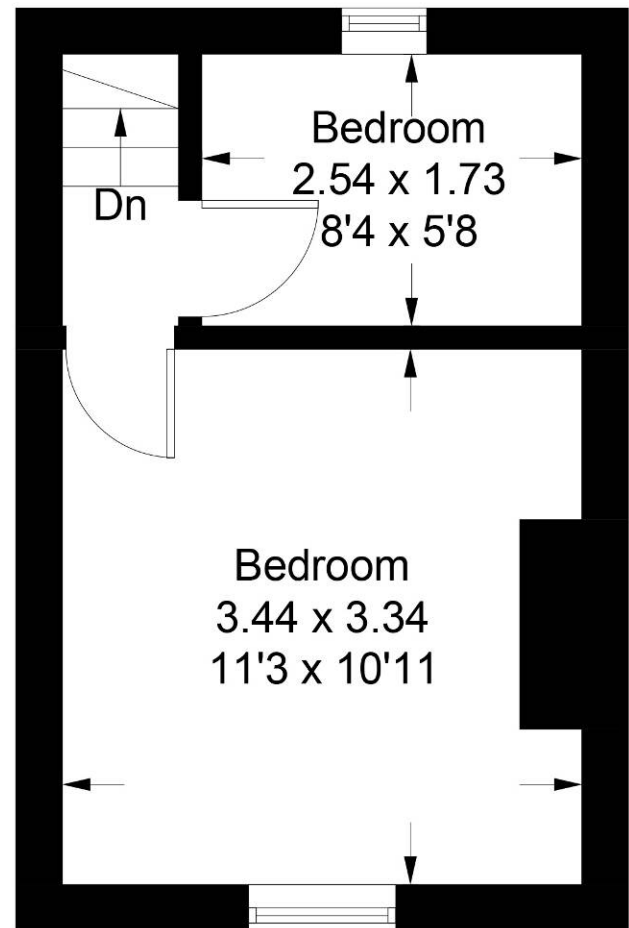


Dymchurch Road, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 24.5 sq m / 264 sq ft
First Floor = 17.9 sq m / 193 sq ft
Total = 42.4 sq m / 457 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1261510)