



49 High Street, Hythe, Kent CT21 5AD



## **THE OLD BAKERY, ALBERT ROAD, HYTHE**

**£310,000 Freehold**

**An unique single storey dwelling in the heart of Hythe s desirable Golden Triangle , within moments of the beach and the High Street. Offering comfortable accommodation which includes an open plan kitchen/dining/ living space, 2 double bedrooms and a bathroom. Secluded courtyard garden to the rear. EPC D**



# **The Old Bakery, Albert Road, Hythe CT21 6BN**

## **Entrance Hall, Open Plan Kitchen/Dining/Living Space, Two Bedrooms, Bathroom, Courtyard Garden**

### **DESCRIPTION**

In the heart of Hythe's desirable Golden Triangle this unique single storey dwelling was originally converted from a former bakery, hence the name, in the 1980s. The current owner reconfigured the property some fifteen years ago to provide comfortably proportioned and attractively presented accommodation which has been designed to compliment a modern lifestyle.

The accommodation comprises an entrance hall leading to a generously sized, open plan kitchen/dining/living space, in part set beneath a double glazed atrium rooflight, two double bedrooms, one with ample fitted storage and a bathroom.

To the rear of the bungalow there is a delightfully secluded courtyard garden which has been designed for ease of maintenance, provides a delightful outside space for alfresco dining and incorporates purpose built storage for bikes etc.

### **SITUATION**

Albert Road is a particularly sought after location, on level ground, to the south of the Royal Military Canal, moments from the seafront (where one can dine alfresco at The Lazy Shack on Fisherman's Beach or in style at Waterfront Restaurant) and a short, level walk from the bustling High Street with its range of independent shops, boutiques, cafes and restaurants. The town also benefits from having 4 supermarkets (including Waitrose, Aldi and Sainsburys), There is a selection of sports and leisure facilities in the vicinity, including tennis, bowls, water sports, cricket and squash clubs etc. as well as The Hotel Imperial Leisure Complex and two golf courses. The property is also in the catchment area for Hythe Bay Primary School and only a short walk from it. The larger town of Folkestone is 5 miles and the Cathedral City of Canterbury 15 miles.

The area is convenient for communication to London and the Continent with the M20 motorway (Junction 11) 2½ miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Saltwood just over 2 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West). (All distances are approximate.)

The accommodation comprises:

### **ENTRANCE HALL**

Entered by a timber effect composite door, timber effect flooring, access to loft space, recessed lighting, double glazed window to front, radiator, door to cupboard housing meters etc, doors to:





## **OPEN PLAN KITCHEN, DINING, LIVING SPACE**

Of a generous size with recessed lighting, pair of wall light points, double glazed window to front and radiator within the living space, the kitchen/dining space, set in part beneath a double glazed atrium roof light and well fitted with a comprehensive range of base cupboard and drawer units in a contemporary finish incorporating integrated dishwasher, flight of deep pan drawers, square edged granite effect worktops inset with four burner gas hob with opaque glass splashback and stainless steel sink and drainer with mixer tap, coordinating wall cupboards with concealed lighting beneath and extractor hood above the hob, further bank of units incorporating integrated fridge, freezer, integrated oven and combi microwave oven, timber effect flooring throughout, recessed lighting, double glazed door opening to and overlooking the courtyard garden, radiator, door to **utility cupboard** equipped with shelving and plumbing for washing machine.

## **BEDROOM**

Full wall range of fitted wardrobe cupboards concealed by sliding mirrored doors, double glazed window to rear, radiator.

## **BEDROOM**

Double glazed window to rear, radiator.

## **BATHROOM**

P ended shower bath with thermostatically controlled shower, pedestal wash basin, low-level WC, localised tiling, recessed lighting, extractor fan, obscured double glazed window to rear, heated ladder rack towel rail, cupboard housing wall-mounted gas fired Ideal Independent C24 boiler.

## **COURTYARD GARDEN**

To the rear of the property there is an attractive courtyard garden which is well enclosed by brick-built walls and has been paved in natural stone for ease of maintenance, providing a pleasant environment for alfresco dining and entertaining. To the far end of the courtyard is a purpose-built timber-framed storage facility ideal for bikes, barbecues etc.

## **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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# The Old Bakery, Hythe, CT21

Approximate Gross Internal Area = 57.9 sq m / 623 sq ft

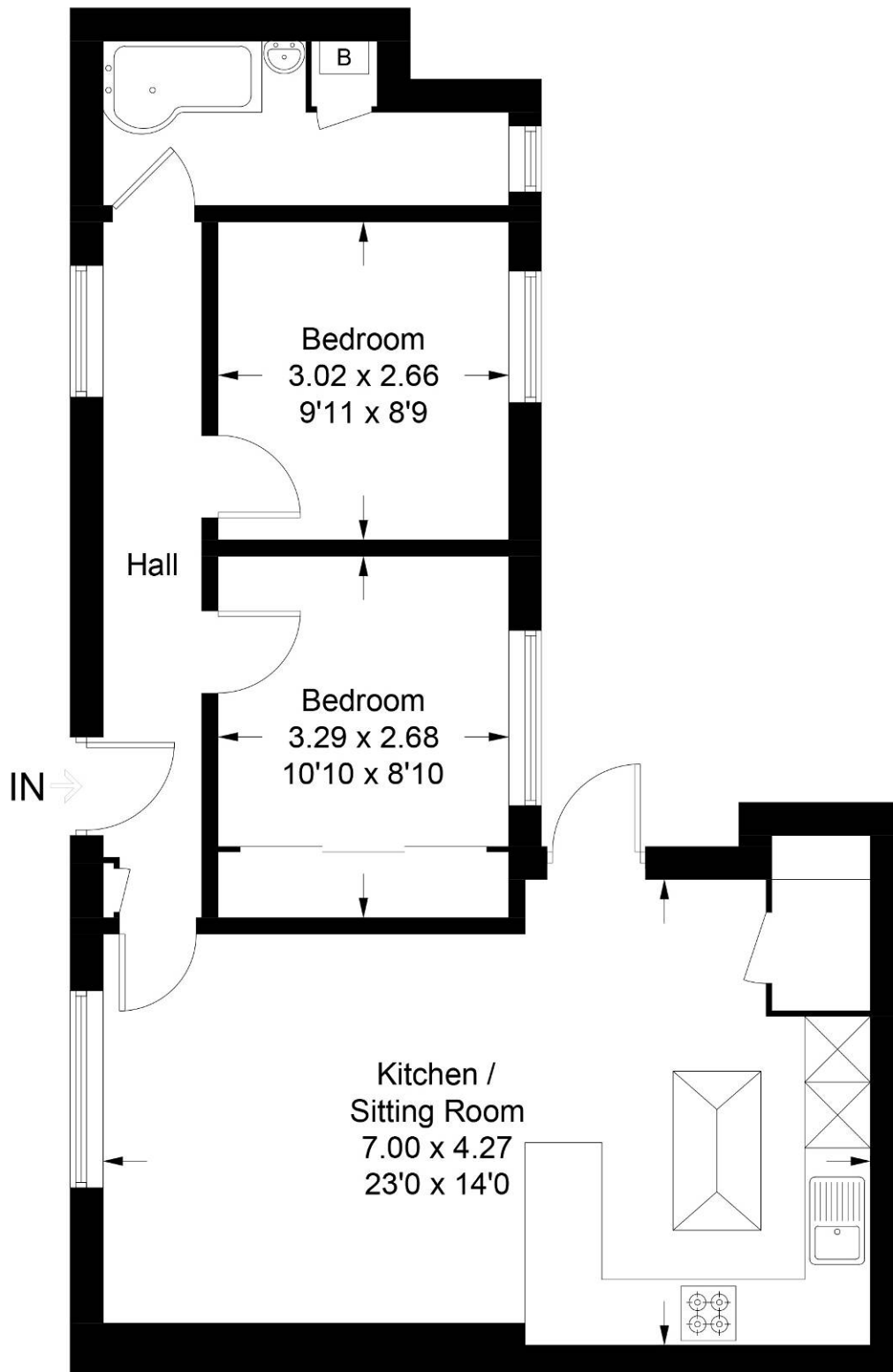


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