

LAWRENCE & Co

- of Hythe -

49 High Street, Hythe, Kent CT21 5AD



THE OLD LAUNDRY COTTAGE 8 THEATRE STREET, HYTHE

£282,500 Freehold
NO ONWARD CHAIN

An enchanting Grade II Listed cottage in a prime central location, moments from Hythe's bustling High Street. This beautifully presented property enjoys a wealth of charm and character and comprises two reception rooms, fitted kitchen, two bedrooms and a bathroom. Courtyard garden. EPC exempt.



**The Old Laundry Cottage
8 Theatre Street
Hythe
CT21 5LD**

**Sitting Room, Dining Room, Fitted Kitchen,
Two Bedrooms, Bathroom
Delightful Courtyard Garden**

DESCRIPTION

This charming Grade II Listed cottage, nestled just off Hythe's bustling High Street, has been extensively refurbished by the current owner and subsequently well maintained. The beautifully presented interior is attractively decorated throughout the light and airy interior.

The comfortably proportioned accommodation comprises a sitting room, dining room looking out on to the pretty courtyard garden. Beyond this is the well appointed kitchen set beneath a vaulted ceiling. On the first floor there are two bedrooms and a smart bathroom.

The courtyard garden is a particularly attractive feature of the property, enjoying a westerly aspect, providing a pleasant space for alfresco dining.

SITUATION

Theatre Street is situated within the desirable Conservation Area of the town, on level ground, seconds from the Royal Military Canal, Waitrose and the High Street with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets, doctors' surgeries, etc.

The attractive, unspoilt seafront is only a little further away together with a variety of sports and leisure facilities, including 2 golf courses and the Hotel Imperial Leisure Centre. The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)



The accommodation comprises:

SITTING ROOM

Entered via a timber panelled door, sash window to front, fireplace recess with low-level cupboard built into alcove to side, picture rail, column radiator, door to:-

DINING ROOM

Polished timber floorboards, doorway giving access to staircase to First Floor, access to understairs storage cupboards, fireplace recess, sash window to rear overlooking the courtyard garden, column radiator.

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated New World electric oven, plumbing for washing machine, worksurface inset with stainless steel sink and drainer unit with mixer tap, four burner gas hob, coordinating wall cupboards, wall mounted gas combination boiler, set beneath a part vaulted ceiling with exposed timbers, window and door to courtyard.

FIRST FLOOR LANDING

Access to loft space, radiator, doors to:-

BEDROOM 1

Attractive timber fireplace surround, access to a deep wardrobe cupboard, sash window to front, radiator.

BEDROOM 2

Sash window to rear, radiator.

BATHROOM

Panelled bath with mixer tap, handheld shower attachment and rain head shower over, glazed shower screen, circular wash basin set onto an antique washstand with mixer tap, tiled splashback, wall mounted mirrored vanity cupboard, radiator, obscure window to rear, timber effect flooring, built-in large shelved linen cupboards.

COURTYARD GARDEN

A delightfully secluded paved courtyard enclosed by a mixture of brick built walls and close boarded timber panelled fencing. A gate gives access to a covered passageway providing side access to the front via a timber gate (shared with the neighbouring property).

AGENTS NOTE

Certain items of furniture, fixtures and fittings not included in the sales particulars, may be available by separate negotiation.

NB The stove in the sitting room is not connected and is not included in the sale.

COUNCIL TAX

Band B approx. £1708.80 (2023/24)
Folkestone & Hythe District Council.

VIEWING

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

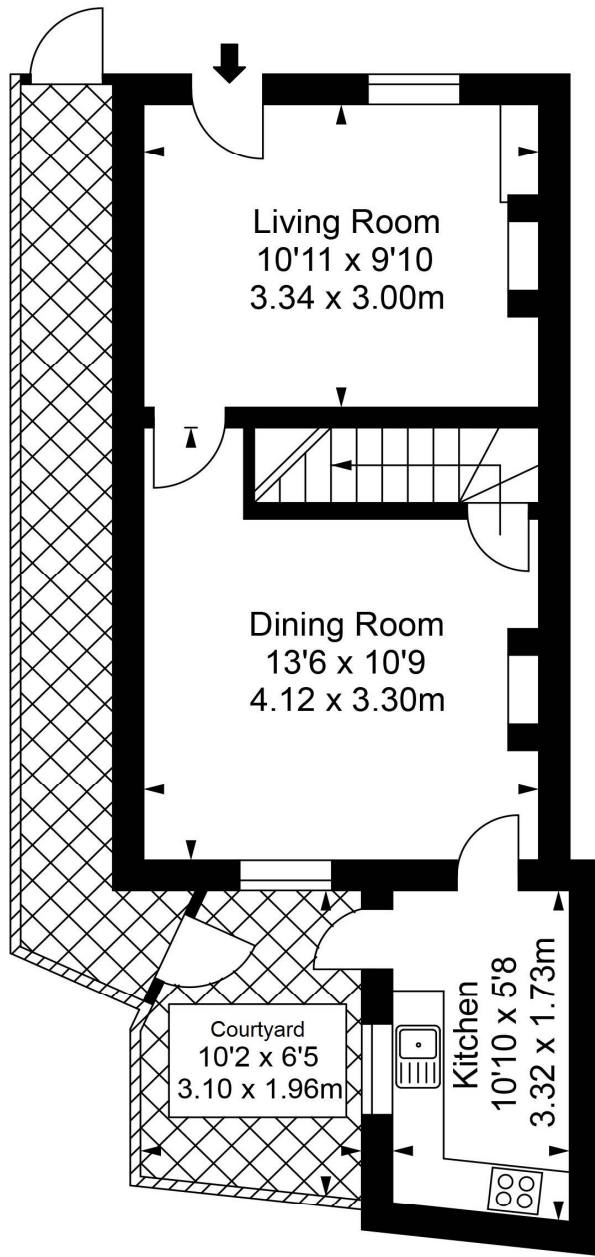
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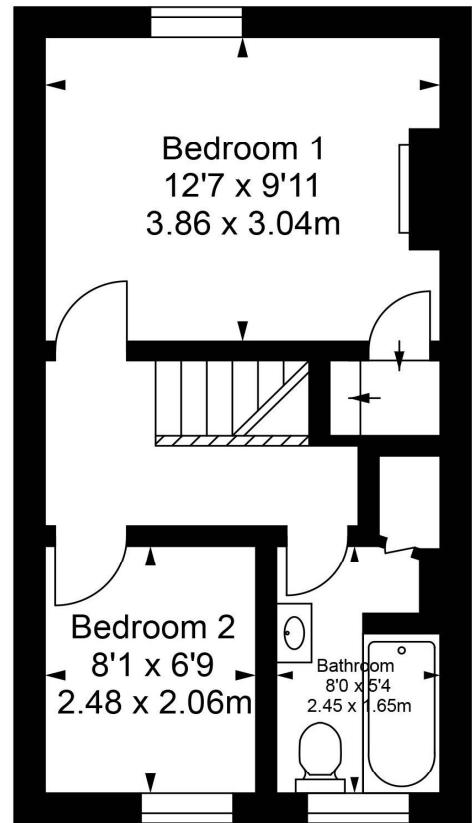


The Old Laundry Cottage, Theatre Street, Hythe



Ground Floor

Approximate Gross Internal Area :-
 Ground Floor :- 35.22 sq m / 379 sq ft
 First Floor :- 29.22 sq m / 315 sq ft
 Total :- 64.44 sq m / 694 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 floor plan by: www.creativeplanettk.com