



NO ONWARD CHAIN



**TRAFALGAR COTTAGE
60 NORTH ROAD, HYTHE**

**£329,950 Freehold
NO ONWARD CHAIN**

In an enviable position on Hythe's picturesque hillside from where it commands a magnificent southerly panorama over the town with views stretching around the bay and to the coast of France, an enchanting two bedroom period cottage with comfortable living accommodation and a pretty garden. EPC D.



**60 North Road
Hythe CT21 5DU**

**Sitting Room, Kitchen/Dining Room,
Two Bedrooms, Bathroom,
Utility Room/Store & Cloakroom, Pretty Rear Garden**

DESCRIPTION

An enchanting period cottage nestled on Hythe's picturesque hillside in a desirable elevated location from where it commands a magnificent southerly panorama with stunning views over St Leonards Church, the town and of the sea stretching around the bay to Dungeness in the distance and to the coast of France on a clear day.

The accommodation comprises a sitting room, kitchen/dining room and utility room/store. On the first floor there are two double bedrooms and a jack and jill bathroom. To the rear of the house is a very pretty tiered garden with timber framed summer house.

SITUATION

North Road is viewed as being one of Hythe's most desirable locations being high enough up the hill to benefit from lovely views over the town and of the sea, yet remaining within a short walk of the bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys & Aldi), doctors' surgeries, etc. The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further and there are a variety of sports and leisure facilities in the vicinity, including 2 golf courses and the Hotel Imperial Leisure Centre, cricket, squash and bowls clubs etc. Schools are also excellent with Hythe Bay C of E Primary, Saltwood C of E Primary, St Augustines Catholic Primary & Brockhill Park Performing Arts College all being accessible.

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. Eurostar trains to Paris and Brussels also depart from the latter. The Channel Tunnel Terminal is around 3 miles away and the ferry port of Dover is 12 miles away. (All distances are approximate.)

Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.



The accommodation comprises:

SITTING ROOM

Entered via a double glazed door, attractive painted timber fireplace surround with tiled insert, fitted cupboard into alcove, double glazed sash window to front commanding panoramic views over Hythe and around the bay, wall light point, coved ceiling, radiator, door to:-

INNER HALL

Staircase to 1st floor, door to:-

KITCHEN/DINING ROOM

Well fitted with a range of base cupboard and drawer units incorporating integrated Slimline dishwasher, wood effect worksurface inset with circular stainless steel sink and drainer unit with mixer tap, AEG hob with extractor hood above, coordinating wall cupboards, wall mounted Worcester gas boiler, access to pantry cupboard and under stairs storage cupboard, feature brick fireplace recess inset with woodburning stove.

FIRST FLOOR LANDING

Access to loft space, door to:

BEDROOM 1

Attractive painted cast iron fireplace surround, double glazed sash window to front commanding panoramic views over Hythe and around the bay, fitted wardrobe concealed by sliding mirrored doors, coved ceiling, radiator, door to:-

JACK & JILL BATHROOM

Panelled bath with mixer tap and thermostatically controlled shower over and glazed shower screen, low-level WC with concealed cistern, wash basin with mixer tap and vanity cupboard below, heated ladder rack towel rail, extractor fan, coved ceiling, obscure double glazed window to rear.

BEDROOM 2

Double glazed sash window to rear, access to loft space, door to jack and jill bathroom, radiator.

OUTSIDE

Shared steps with right of way over the neighbouring properties to the:-

FRONT GARDEN

Mainly paved and enjoying views of St Leonards Church, the sea and around the bay.

REAR GARDEN

Shared rear walkway and access to:-

UTILITY ROOM/STORE ROOM

Worksurface inset with stainless steel sink and drainer unit with mixer tap with cupboard below, recess and plumbing for washing and tumble dryer, tiled floor, recessed lighting, door to:-

CLOAKROOM

Low level WC with high level cistern, recessed lighting, obscure glazed window to front.

The rear garden can be accessed via a flight of steps that lead up to three tiered garden areas from where lovely views towards the sea can be enjoyed from the timber framed summer house, and beyond which is an access to a personal gate to the rear boundary which opens onto a communal walkway with gate onto Church Hill.

N.B Directly to the rear of the property and accessed from the Utility room is a walkway giving access across number 62, shared access steps lead up to the tiered gardens and a side pathway leads to shared steps returning to North Road and a shared access way running across the front of the terrace where all properties are understood to have rights of access.

EPC Rating D.

COUNCIL TAX

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

VIEWING

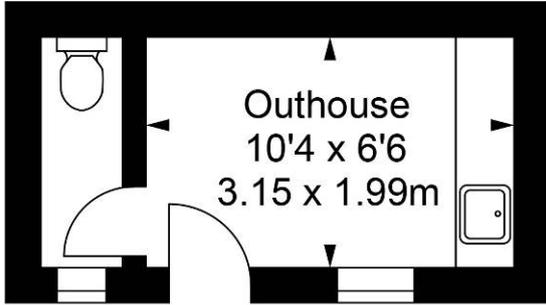
Strictly by appointment with **LAWRENCE & CO, 01303 266022.**





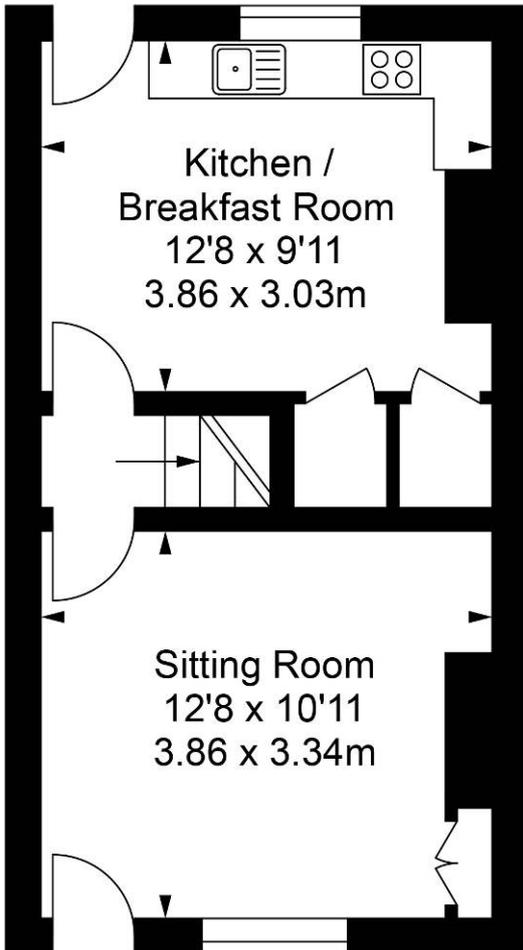
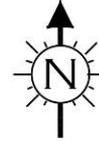


60 North Road

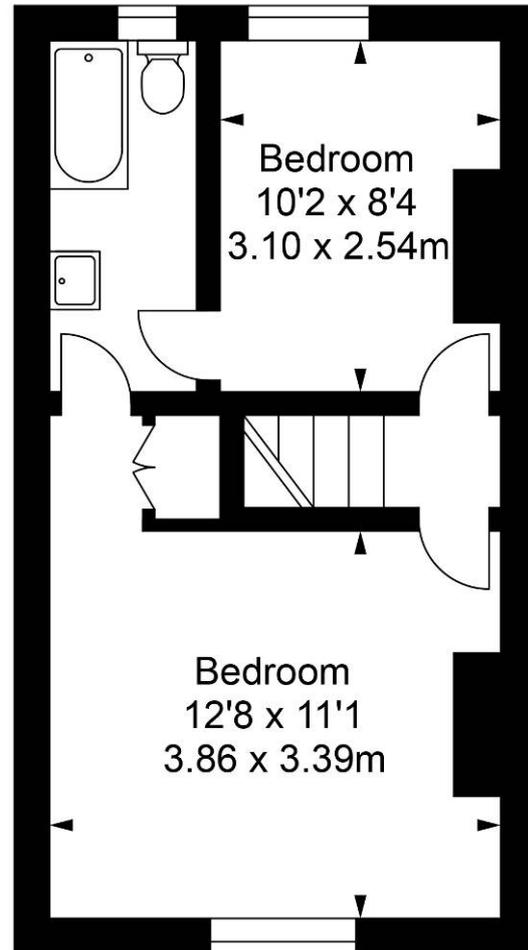


Outhouse

Approximate Gross Internal Area :-
Ground Floor :- 29.22 sq m / 315 sq ft
First Floor :- 29.22 sq m / 315 sq ft
Outhouse :- 8.05 sq m / 87 sq ft
Total :- 66.49 sq m / 717 sq ft



Ground Floor



First Floor

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