



49 High Street, Hythe, Kent CT21 5AD



**125 DYMCHURCH ROAD,  
HYTHE**

**£465,000 Freehold**

**A unique detached chalet bungalow occupying a generous corner plot and offering comfortably proportioned, versatile 3 bedroom (one en-suite) accommodation. Beautifully fitted kitchen, generous sitting room, conservatory. Garage, ample parking, useful office. Delightfully secluded courtyard to rear. EPC C**



**125 Dymchurch Road  
Hythe CT21 6JU**

**Entrance Hall, Sitting Room, Conservatory,  
Kitchen/Dining Room, Three Bedrooms (one en-suite),  
Shower Room,  
Garage, Office/Studio, Ample Parking, Courtyard Garden**

**DESCRIPTION**

This attractive detached chalet bungalow occupies a generous corner plot in a convenient location within a reasonable walking distance of Hythe town centre. The property offers comfortably proportioned and well presented accommodation which includes a welcoming entrance hall leading to the generous sitting room beyond which is the conservatory. On the opposite side of the hall is the smartly fitted kitchen/dining room and to the end of the hall are two bedrooms and a shower room. The first floor comprises the principal bedroom with en-suite shower room.

The property benefits from a wide frontage where it benefits from an easily maintained garden and a large block paved driveway providing ample parking including space for a motorhome and access to the large garage. Adjoining the garage is an insulated and heated office/studio. To the rear of the property is a delightfully secluded courtyard garden which enjoys a southerly aspect and provides a delightful environment for alfresco entertaining.

**SITUATION**

The property is conveniently situated on Dymchurch Road, a relatively short walk from the town centre with its 4 supermarkets (including Waitrose and Sainsburys, Aldis being a short walk to the west), range of independent shops and restaurants, doctors surgeries, dentists etc. The Royal Military Canal is nearby 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, sailing club, etc. 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:

**ENTRANCE HALL**

Entered via a composite and obscure double glazed door, tiled floor, radiator, door to:-

**SITTING ROOM**

A generous L shaped room, double glazed bay window to front, staircase to 1st floor, double glazed door to conservatory, radiators, coved ceiling, two wall light points, wood effect flooring.



## **CONSERVATORY**

Of UPVC construction above a brick built base and under a polycarbonate roof, double glazed doors giving access to the rear garden.

## **KITCHEN/DINING ROOM**

Well fitted with a range of base cupboard and drawer units incorporating integrated washing machine, integrated Bosch slimline dishwasher, square edged woodblock worksurface inset with stainless steel sink and drainer unit with mixer tap and cold water filter tap (with water softener and filter housed in cupboard beneath, which is serviced regularly), induction hob with extractor hood above, tiled splashbacks, coordinating wall cupboards, integrated fridge freezer, integrated oven, double glazed window to front and side, double glazed door giving access to the side of the property, recessed lighting, coved ceiling, radiators.

## **BEDROOM**

Fitted wardrobe cupboards concealed by sliding doors, access to shelved storage cupboard, coved ceiling, wood effect flooring, radiator.

## **BEDROOM/STUDY**

Double glazed window to rear, coved ceiling, wood effect flooring, radiator.

## **SHOWER ROOM**

Tiled shower enclosure with thermostatically controlled shower, low level WC with concealed cistern, wash basin with vanity cupboard below, tiled walls, tiled floor, heated ladder rack towel rail.

## **FIRST FLOOR LANDING**

Access to storage cupboard, recessed light, door to:-

## **BEDROOM**

Double glazed windows to front and rear, built in wardrobe, recessed lighting, radiators, door to:-

## **EN-SUITE SHOWER ROOM**

Tiled shower enclosure with Mira electric shower, low-level WC with concealed cistern, wash basin with work surface to either side and vanity cupboards below, cupboard built into alcove with shelf above, tiled walls, obscure double glazed window to rear, heated ladder rack towel rail.

## **GARAGE**

A generous size with electric roller door to front, double glazed window to side, wall mounted Valliant gas boiler, double glazed door to rear garden, door to:-

## **STUDY/STUDIO**

Fully insulated and with double glazed window to side, radiator.

## **REAR GARDEN**

The garden to the rear of the property is well enclosed and is predominantly paved for ease of maintenance and backed by borders which have been topped in stone and planted with a variety of shrubs. Outside tap.

## **FRONT GARDEN**

The garden to the front of the property is largely occupied by a generous blocked driveway entered via a pair of wrought iron gates from Fort Road and provides parking for numerous vehicles and access to the garage. A further gate gives access from Dymchurch Road and a pathway leads to the front door flanked by areas of garden topped in stone, artificial grass and planted with a variety of shrubs, herbaceous and other plants and includes a monkey puzzle tree and a palm.

## **EPC Rating Band C**

## **COUNCIL TAX**

Band D approx. £2197.03 (2023/24)  
Folkestone & Hythe District Council.

## **VIEWING**

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



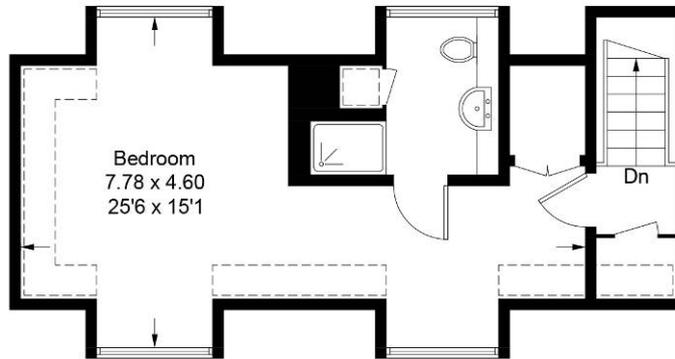




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# Dymchurch Road, Hythe, CT21

Approximate Gross Internal Area  
Ground Floor = 86.6 sq m / 932 sq ft  
First Floor = 34.4 sq m / 370 sq ft  
Garage = 34.5 sq m / 371 sq ft  
Total = 155.5 sq m / 1673 sq ft



First Floor



Ground Floor

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