



49 High Street, Hythe, Kent CT21 5AD



**14 PALMARSH CRESCENT,
HYTHE**

£425,000 Freehold

This beautifully presented semi detached family home has been much improved and thoughtfully extended to provide an open plan kitchen/dining/living space, separate sitting room, study/bedroom 4 and 3 bedrooms (1 en-suite), delightfully secluded gardens to front and rear. Garage, utility room and parking. EPC D



14 Palmarsh Crescent, Hythe CT21 6NU

Entrance Hall, Sitting Room, open plan Kitchen/Dining/Living Space, Study/ Fourth Bedroom, Bathroom, Three Double Bedrooms (one with En-Suite Shower Room), Detached Garage, Parking, Gardens to Front & Rear

DESCRIPTION

Having been extensively improved, including the installation of replacement windows, and thoughtfully extended for the current owners, this well situated semi detached family home offers beautifully presented accommodation which is of particularly comfortable proportions and has been designed to compliment a modern lifestyle.

The accommodation comprises a welcoming entrance hall leading to the open plan kitchen/dining living space with bi-folding doors opening to and uniting the space with the garden beyond, a separate sitting room, study (or 4th bedroom) served by the ground floor bathroom. On the first floor there are three double bedrooms, one with an en-suite shower room.

The property occupies a generous plot with a wide frontage where there is parking for numerous vehicles, an electric vehicle charging point and the detached garage with adjoining utility room. To the rear of the house the garden has been thoughtfully planted for year round interest and incorporates an expanse of lawn, attractive ornamental pond and a generous composite decked terrace, the perfect spot in which to relax and dine alfresco.

SITUATION

The property is situated in a desirable residential location approximately a mile-and-a-half to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal, cycle path and local beauty spot The Roughts with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well-served town with a bustling High Street, 4 supermarkets (including Waitrose, Sainsbury and Aldi) and range of independent shops and restaurants. There are two golf courses and a Leisure Centre at the Hotel Imperial, all within easy reach and there is a variety of other sports and leisure facilities in the vicinity.

The M20 (Junction 13) and Channel Tunnel Terminal are both approximately 4 miles distant and there is a mainline railway station at Saltwood, approximately 3 miles away. The High Speed Link to London St Pancras is available from Ashford International Station with a journey time of approximately 37 minutes.

The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect composite and double glazed door with an opaque panel depicting the numeral 14, double glazed

opaque windows to either side, timber effect flooring, staircase to 1st floor, radiator, doors to bathroom, study, dining room and:



SITTING ROOM

Attractive painted timber fireplace surround with cast-iron and tiled insert in an Art Nouveau style with provision for an open fire over a granite hearth, suspended bay with double glazed windows to front, radiator.

STUDY

Attractive cast-iron fireplace surround with stripped pine and glazed corner cabinet above, built-in storage cupboard, suspended bay with double glazed windows to front, radiator.

BATHROOM

Panelled bath fitted with mixer tap, handheld shower and glazed shower screen, low level WC, pedestal wash basin, shelved storage cupboard, obscured double glazed window to side, extractor fan, heated towel rail.

KITCHEN/DINING/LIVING SPACE

A generous space united by timber effect flooring throughout and in part set beneath a glazed roof light, fireplace recess with woodburning stove set upon a slate half with original storage cupboard to side, access to understairs storage cupboard, bi-folding double glazed doors opening to and uniting the space with the garden beyond, radiator, open plan to:

KITCHEN AREA

Well fitted with a comprehensive range of base cupboard and drawer units incorporating space and plumbing for freestanding dishwasher and integrated double oven/grill, roll top work surfaces inset with four burner Bosch induction hob and stainless steel sink and drainer unit with mixer tap, tiled splashback, range of coordinating wall cupboards incorporating extractor hood above the hob and one housing the relatively recently replaced gas fired boiler, double glazed window to rear overlooking the garden.

FIRST FLOOR LANDING

Access to loft space, Access to over stairs storage cupboard, doors to:

BEDROOM

Timber effect flooring, double glazed window to side, radiator, fitted wardrobe cupboards, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure with Triton shower, low level WC, pedestal wash basin, recessed lighting, obscured double glazed window to side, wall mounted heated ladder towel rail.

BEDROOM

Polished timber floorboards, attractive cast-iron fireplace surround, double glazed window to front, radiator.

BEDROOM

Range of built-in wardrobe cupboards, timber effect flooring, double glazed window to rear overlooking the garden, radiator.

Outside

FRONT GARDEN

The garden to the front of the property is set behind a timber panelled fence and mature hedge. The garden is largely laid to lawn with a generous driveway providing off-road parking for numerous vehicles and access to the:

DETACHED GARAGE

Electronically operated roller door to front electric vehicle charging point, power and light, double glazed personal door to side.

Adjoining the garage is the:

UTILITY ROOM

The utility room provides ample space for washing machine, tumble dryer and an additional fridge if required, power and lighting, double glazed window to rear overlooking the garden, double glazed door to garden.



REAR GARDEN

Directly to the rear of the house is an elevated composite decked terrace with glazed balustrade and steps leading to the remainder of the garden where there is a further resin bound gravelled seating area with step down to a generous expanse of lawn edged by thoughtfully planted sculpted borders which are stocked with a variety of shrubs, herbaceous and other plants including hibiscus, salvia, spirea, ferns and others. There is also a very attractive ornamental pond stocked with the appropriate aquatic plants and backed by a further composite deck seating area.

EPC Rating Band D

COUNCIL TAX

Band C approx. £2044.14 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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





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Palmarsh Crescent, Hythe, CT21

Ground Floor = 65.8 sq m / 708 sq ft

First Floor = 50.8 sq m / 547 sq ft

Outbuilding = 25.2 sq m / 271 sq ft

Total = 141.8 sq m / 1526 sq ft

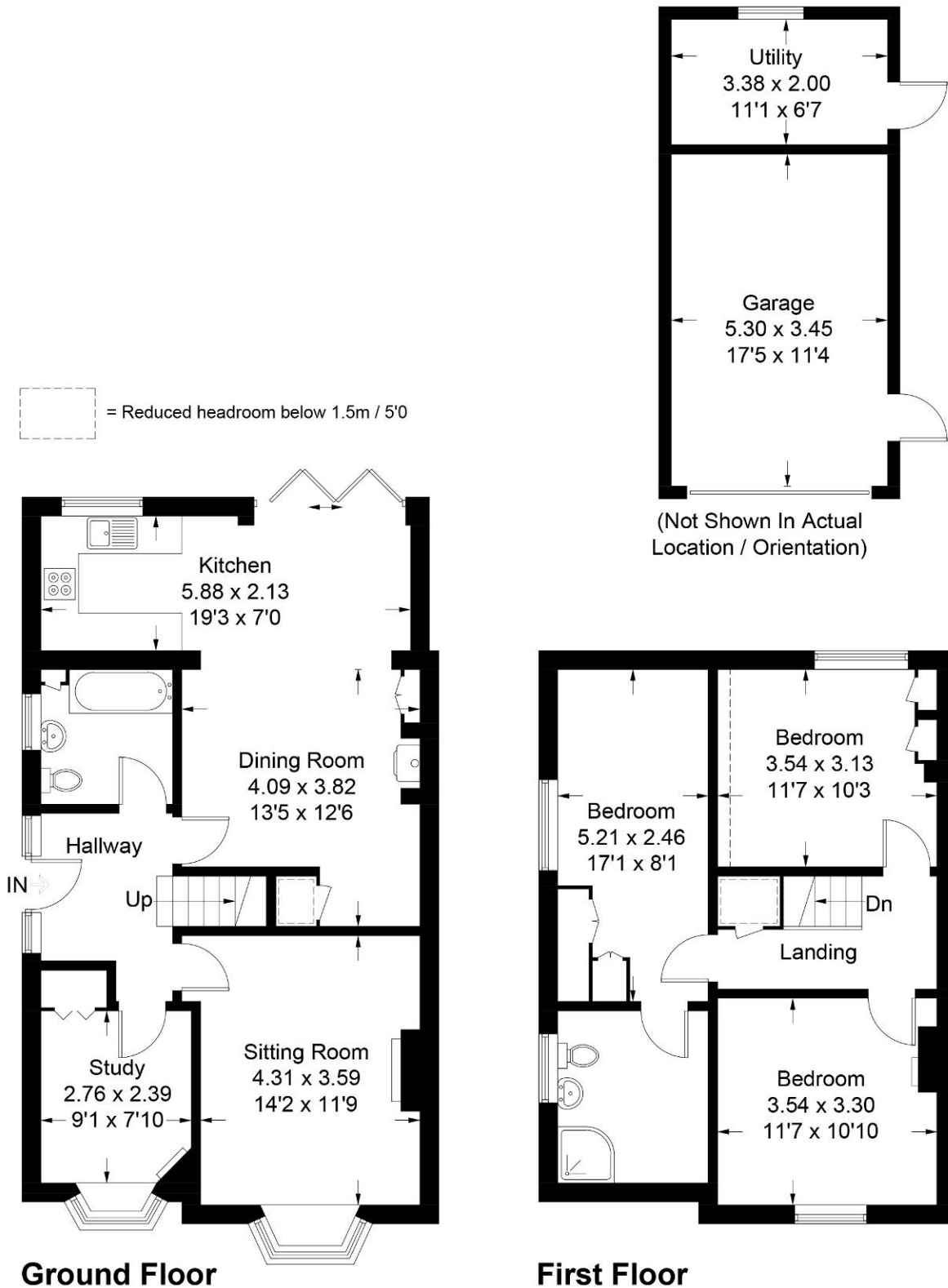


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