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49 High Street, Hythe, Kent CT21 5AD



**10 STADE STREET,  
HYTHE**

**£450,000 Freehold**

Perfectly situated in a prime central location, this stunning town house offers impeccably presented, bright, spacious accommodation over 3 floors. This includes a generous living space, well fitted kitchen, 3 bedrooms and 2 en-suite shower rooms. South west facing courtyard garden and covered allocated parking. EPC B.



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# **10 Stade Street Hythe CT21 6BD**

**Entrance Hall, Sitting/Dining room, Kitchen, Cloakroom,  
Three Bedrooms, Two En Suite Shower Rooms,  
Secluded Courtyard Garden  
Allocated Parking Space**

## **SITUATION**

Forming part of Hythe's desirable conservation area, Stade Street is a particularly sought after location on level ground, to the south of the Royal Military Canal, moments from the seafront and a short, level walk from the bustling High Street with its range of independent shops, boutiques, cafes and restaurants. The town is also well served with 4 supermarkets (including Waitrose, Aldi and Sainsburys). There is a selection of sports and leisure facilities in the vicinity, including tennis, bowls, cricket and squash clubs, water sports, etc. 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 distant 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) 3.5 miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Saltwood around 2.5 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West) with a journey time of around 53 minutes from Folkestone. (All distances are approximate.)

## **DESCRIPTION**

Charlier Mews is a charming mews development of six 3 bedroom town houses. Traditionally built by the well respected NHBC regional award winning developer, Forest Homes (Kent) Ltd. This thoughtfully planned development has been considerably designed to compliment the conservation area within which it sits.

The property has been fastidiously maintained by the current owner and offers comfortably proportioned accommodation comprising an entrance hall leading to the smartly fitted kitchen and generously sized sitting/dining room with bi-fold doors to the courtyard garden. There is also a cloakroom on the ground floor. The first floor comprises two bedrooms, the principal with en-suite shower room. On the second floor is a further bedroom and en-suite shower room. There is a manageable courtyard garden to the rear enjoying a westerly aspect with double gates leading out to the communal car parking area where No. 10 benefits from a covered allocated parking space.



The accommodation comprises:

### **ENTRANCE HALL**

Entered via a composite door, stairs to first floor, door to storage cupboard, coved ceiling, radiator, door to sitting room, doors to:

### **CLOAKROOM**

Low level WC, wall hung wash basin, radiator, extractor fan, tiled floor.

### **KITCHEN**

Well fitted with a comprehensive range of base cupboards and drawer units incorporating integrated Neff washing machine, integrated fridge/freezer, integrated Neff double oven/grill, square edged worksurfaces inset with a Blanco one and a half bowl sink and drainer unit with mixer tap, Neff gas hob with extractor hood above, coordinating upstands, range of coordinating wall cupboards, recessed lighting, coved ceiling, tiled floor, glazed door through to sitting room.

### **SITTING /DINING ROOM**

A generous space with bi-folding doors giving access to and looking out onto the courtyard garden, coved ceiling, radiator.

### **FIRST FLOOR LANDING**

Stairs to second floor, door to storage cupboard, coved ceiling, radiator.

### **BEDROOM**

Fitted wardrobe cupboards concealed by sliding mirrored doors, a pair of double glazed sash windows to rear, two radiators, coved ceiling, door to:

### **EN-SUITE SHOWER ROOM**

Twin sized shower enclosure with thermostatically controlled shower, low level WC, wash basin with vanity cupboard below, part tiled walls, shaver point, recessed lighting, tiled floor, heated ladder rack towel rail, extractor fan.

### **BEDROOM**

Built in wardrobe cupboards concealed by sliding mirrored doors, pair of double glazed sash windows to front, two radiators, coved ceiling.

### **SECOND FLOOR LANDING**

Doors to deep shelved airing cupboard housing hot water cylinder and Worcester gas boiler.

### **BEDROOM**

Built in wardrobe cupboards concealed by sliding mirrored doors, double glazed sash window to front, door to under eaves storage area, access to loft space, radiator.

### **EN-SUITE SHOWER ROOM**

Tiled shower enclosure with thermostatically controlled shower, low level WC, wall hung wash basin with vanity cupboard below, shaver point, part tiled walls, Velux window, heated ladder rack towel rail, recessed lighting, extractor fan.

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## OUTSIDE

To the rear of the property is the communal car park where No. 10 benefits from a covered **allocated parking space**.

## FRONT GARDEN

The garden to the front of the property is set behind a low brick wall and topped with slate for ease of maintenance.

## REAR COURTYARD GARDEN

The courtyard garden to the rear is well enclosed by timber panelled fencing and paved for ease of maintenance, timber shed,

electric double gates giving access to the allocated parking area, outside tap, external power point and lighting.

**NB.** Management charge for parking area currently £100 per year.

## COUNCIL TAX

Band D approx. £1946.02 (2024/25)  
Folkestone & Hythe District Council.

## EPC RATING BAND B

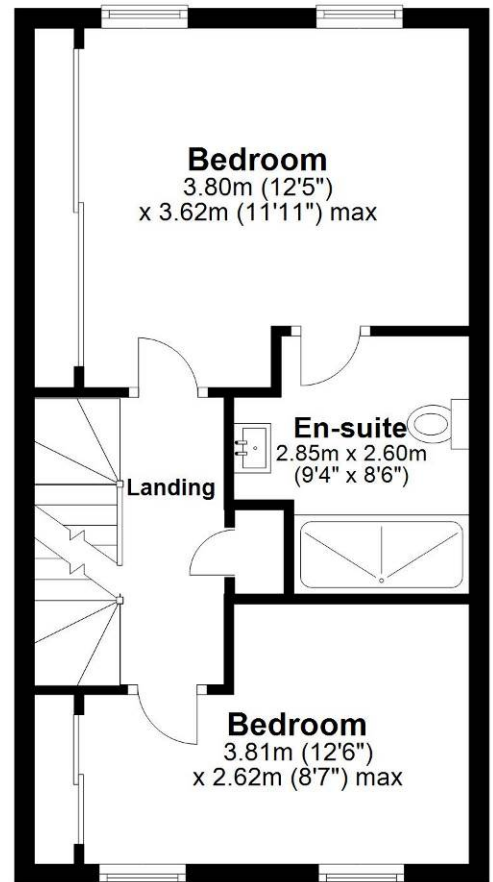
## VIEWING

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



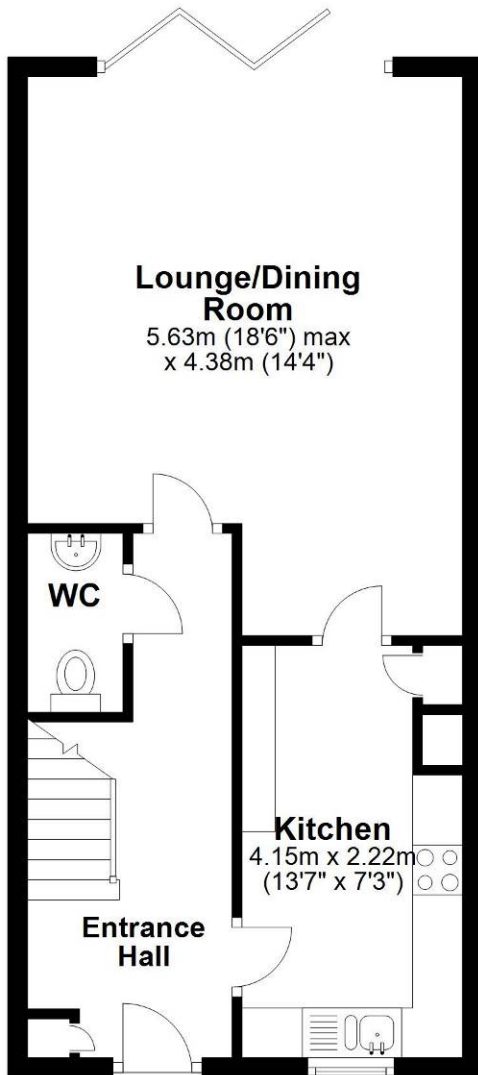
## First Floor

Approx. 36.5 sq. metres (393.2 sq. feet)



## Ground Floor

Approx. 43.3 sq. metres (465.8 sq. feet)



## Second Floor

Approx. 28.7 sq. metres (308.9 sq. feet)

