



**3 WATERSIDE COURT,
PORTLAND ROAD, HYTHE**

£350,000 Freehold

This end of terrace house is enviably situated overlooking the Royal Military Canal and moments from the High Street and close to the beach. Comprising an entrance hall, sitting room, conservatory, fitted kitchen, cloakroom, three bedrooms and a bathroom. Garden & off-road parking. EPC C.



**3 Waterside Court
Portland Road
Hythe
CT21 6EF**

**Entrance Hall, Sitting Room, Kitchen, Cloakroom,
Three Bedrooms, Bathroom,
Rear Garden, Off-Road Parking**

DESCRIPTION

This end of terrace house is exceptionally well located adjacent to the banks of the Royal Military Canal over which it enjoys particularly pleasant views and to the side of Hythe Green and within a close level walk to both the High street and the seafront. The well proportioned, light and airy accommodation comprises an entrance hall, fitted kitchen, sitting room leading to a conservatory, and a cloakroom. The first floor comprises three bedrooms and a bathroom.

The property benefits from a south facing rear garden and an allocated parking accessed from St Leonards Road.

SITUATION

Portland Road is a popular residential location, on level ground, to the south of the Royal Military Canal, a few minutes from the seafront. The town centre with its busy High Street, 4 supermarkets (including Waitrose & Sainsbury) and range of independent shops, boutiques, cafes, restaurants, and doctors surgeries is also a short walk away. There is a wide range of sporting and leisure facilities available nearby, including the Hotel Imperial Leisure Centre (which is virtually on the door step), cricket, lawn tennis, bowls, 2 golf courses and sailing 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 as well as boys and girls Grammar Schools in Folkestone.

The area is fortunate in having particularly good communications as there is a main line railway station and access points for the M20 motorway (Junctions 11 and 12) only 3 and 4 miles away respectively, making it possible to reach Central London within about 1½ hours by both road and rail. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is only just over three miles away. Folkestone West (approx 5 miles distant) offers a high speed service to London St Pancras with journey times of under an hour. The ferry port of Dover is 12 miles away. (All distances are approximate).

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The accommodation comprises:

ENTRANCE HALL

Staircase to 1st floor, radiator, doors to cloakroom and kitchen, door to:-

SITTING ROOM

Double glazed deep bay window to side, coved ceiling, radiator, double glazed sliding door through to:-

CONSERVATORY

Of UPVC construction above a brick built base and under a pitched roof, radiator.

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine and dishwasher, recess for freestanding oven with extractor hood above, square edged worksurface inset with 1 ½ bowl stainless steel sink and drainer unit with mixer tap, tiled splashbacks, coordinating wall cupboards, space for freestanding fridge freezer, access to open understairs storage area with recess for tumble dryer, double glazed window to front.

CLOAKROOM

Low-level WC, wall hung wash basin with mixer tap, obscure double glazed window to front.

FIRST FLOOR LANDING

Access to loft space, doors to:-

BEDROOM 1

Built in wardrobe cupboard, high level double glazed window to side and double glazed window to rear, radiator.

BEDROOM 2

Double glazed window to front with views over the Royal Military Canal, radiator.

BEDROOM 3

Double glazed window to rear, radiator.

BATHROOM

P ended shower bath with thermostatically controlled shower over and mixer tap, glazed shower screen, low level WC, wash basin with mixer tap and vanity cupboard below, obscured double glazed window to front, part tiled walls, heated ladder towel rail.

OUTSIDE

The garden to the rear is well enclosed by close boarded timber panelled fencing and topped in artificial grass for ease of maintenance, timber framed summer house. A timber gate to the side gives access to St Leonards Road.

The property benefits from an allocated parking space.

EPC Rating C

COUNCIL TAX

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

VIEWING

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







Waterside Court, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 45.3 sq m / 488 sq ft
First Floor = 34.2 sq m / 368 sq ft
Total = 79.5 sq m / 856 sq ft

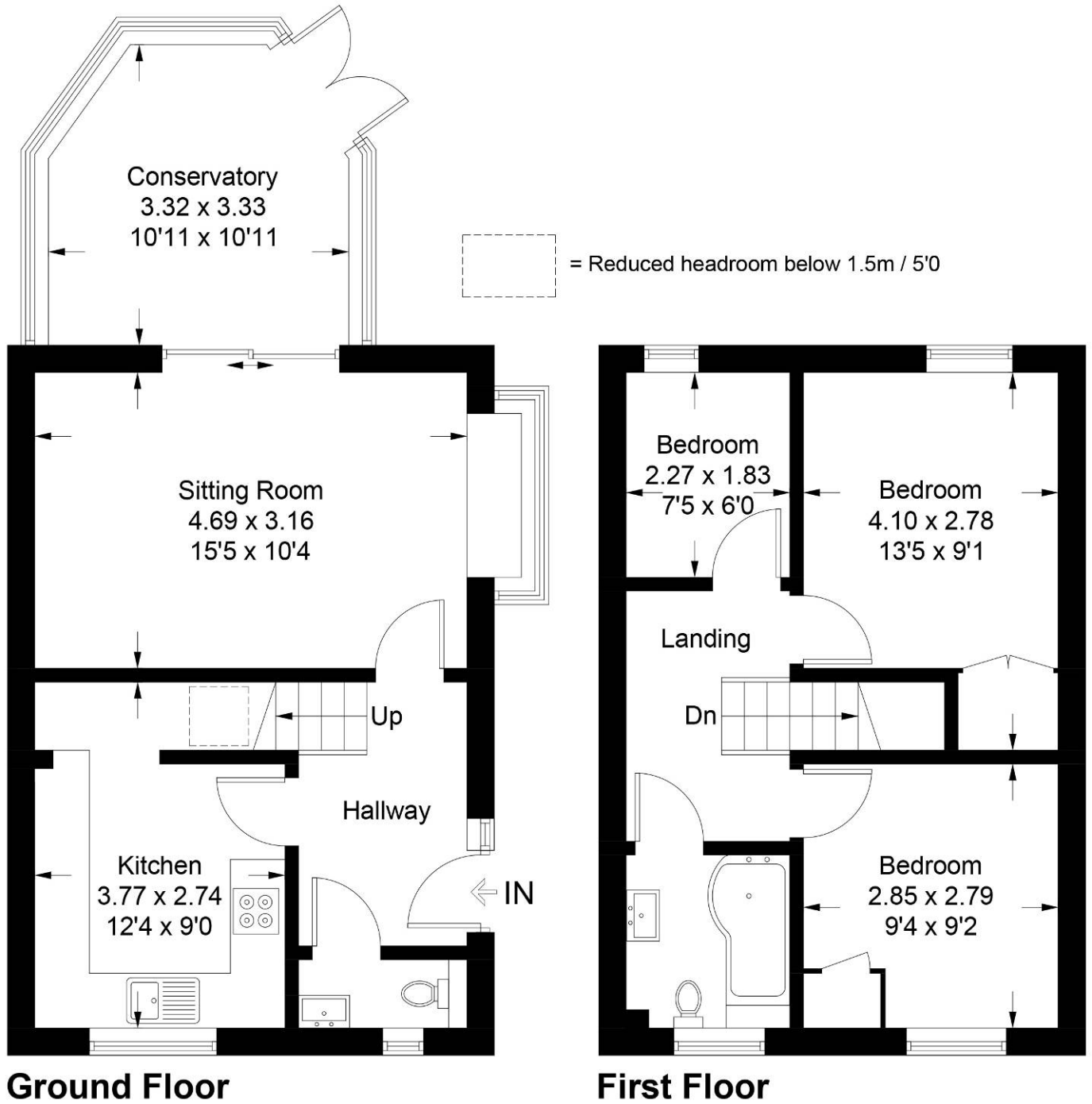


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