



49 High Street, Hythe, Kent CT21 5AD



80 STADE STREET HYTHE

£325,000 Freehold
NO ONWARD CHAIN

An enchanting period cottage in a prime central location, moments from the beach and a short walk from the High Street. The well presented accommodation comprises a lovely sitting room, fitted kitchen/dining room, two double bedrooms and a bathroom. Delightful west facing courtyard garden. EPC tbc



**80 Stade Street
Hythe
CT21 6DA**

**Sitting Room, Kitchen/Dining Room,
Rear Lobby, Utility Room, Bathroom,
Two double Bedrooms
Rear Courtyard Garden**

DESCRIPTION

Looks can be deceptive, beyond the pretty façade of this period cottage, the accommodation is deceptively spacious and light and airy throughout. The accommodation includes a sitting room with cosy wood burning stove, a generous kitchen/dining room, rear lobby, large ground floor bathroom and utility room. On the first floor there are two double bedrooms.

To the rear of the house is an attractive stone paved courtyard enjoying a westerly aspect, the perfect environment to enjoy the sunshine, entertain and dine alfresco.

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.)

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The accommodation comprises:

SITTING ROOM

Entered via a double glazed door, fireplace recess inset with woodburning stove, radiator, coved ceiling, shelving into alcove, polished timber floorboards, door to:-

KITCHEN/DINING ROOM

Well fitted with a range of base cupboard and drawer units incorporating integrated electric oven, square edged work surface inset with ceramic one and a half bowl sink with mixer tap and drainer unit, ceramic hob with extractor hood above, tiled splashbacks, coordinating wall cupboards, staircase to first floor, timber floorboards, door to:-

REAR LOBBY

Double glazed door with full height obscure double glazed windows to either side giving access to the rear courtyard garden, tiled floor, coved ceiling, door to bathroom, open through to:-

UTILITY ROOM

Wall mounted Worcester gas boiler, square edged worksurface with recess and plumbing below for washing machine and dishwasher, tiled splashback, obscure double glazed window to rear, coved ceiling, tiled floor.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment, tiled shower enclosure with thermostatically controlled shower, wash basin with mixer tap and vanity

cupboard below, low-level WC, access to shelved storage cupboard, recessed lighting, coved ceiling, tiled floor, heated towel rail.

FIRST FLOOR LANDING

Doors to:-

BEDROOM 1

Access to loft space, fitted wardrobe cupboards, attractive cast iron fireplace, double glazed window to front, coved ceiling, polished timber floorboards, radiator.

BEDROOM 2

Access to Storage cupboard, access to loft space, double glazed window to rear, coved ceiling, polished timber floorboards, radiator.

OUTSIDE

To the rear of the property is a stone paved courtyard which is well enclosed by close boarded panelled fencing and incorporates a timber framed shed. A timber gate gives access on to Albert Lane, returning to Stade Street.

EPC Rating

COUNCIL TAX

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

VIEWING

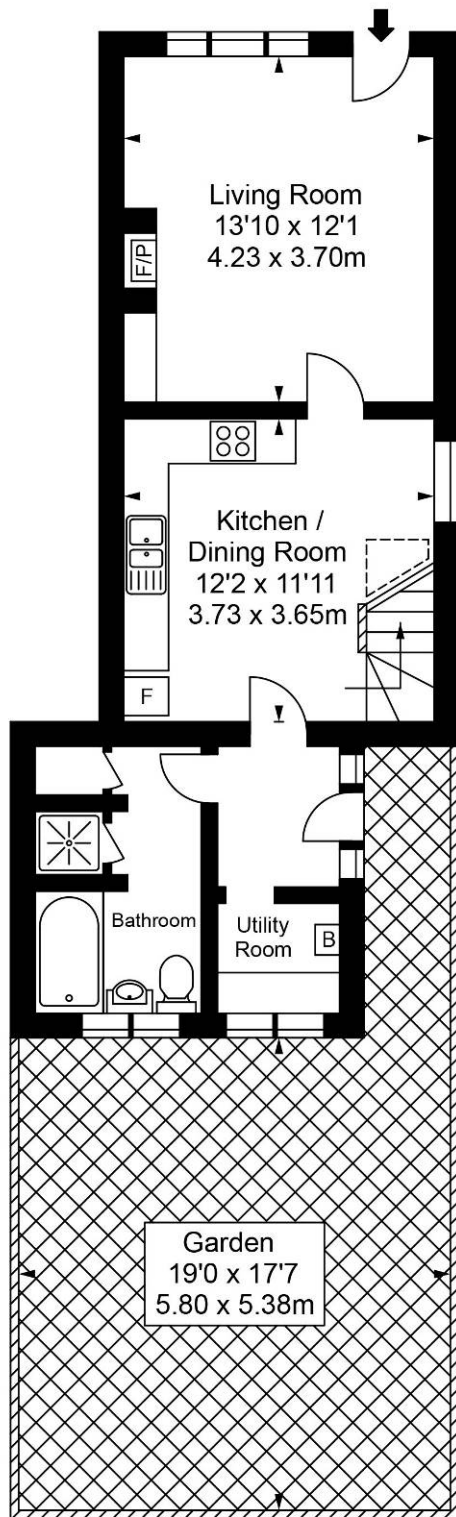
Strictly by appointment with **LAWRENCE & CO, 01303 266022.**





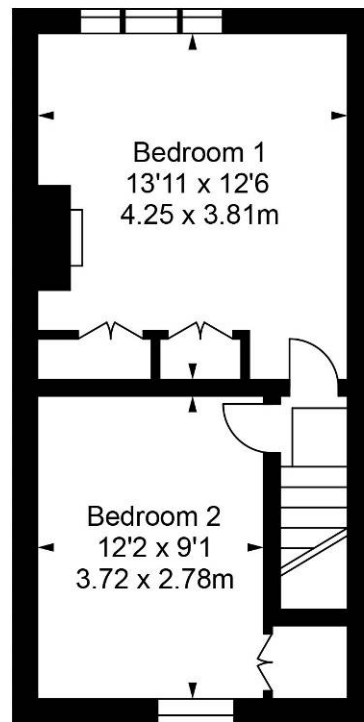


80 Stade Street, Hythe



Ground Floor

Approximate Gross Internal Area :-
Ground Floor :- 44.19 sq m / 476 sq ft
First Floor :- 31.12 sq m / 335 sq ft
Total :- 75.31 sq m / 811 sq ft



First Floor

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