



49 High Street, Hythe, Kent CT21 5AD

**NO ONWARD CHAIN**



**2 BEACON WAY,  
LYMPNE**

**£375,000 Freehold**

Sold with the benefit of no onward chain, this comfortably proportion detached bungalow occupies a generous corner plot and whilst in need of general updating, offers the potential to create a very comfortable home. Sitting/dining room, 3 bedrooms, garage and parking. Gardens to three sides. EPC E



# 2 Beacon Way Lympne CT21 4LJ

## Entrance Vestibule, Cloakroom, Entrance Hall, Sitting/Dining Room, Kitchen, 3 Bedrooms, Bathroom, Garage, Parking, Gardens to Front, Side and Rear

### DESCRIPTION

Situated on a popular cul-de-sac, this comfortably proportioned detached bungalow has been in the ownership of the same family for many years. The property appears to have been well maintained although it is fair to say that the bungalow would now benefit from general updating and improvement but does offer potential purchasers the opportunity to tailor the property to suit their own tastes and requirements and create a particularly comfortable home.

The accommodation comprises an entrance vestibule with adjoining cloakroom, entrance hall leading to the generous sitting/dining room, kitchen, three bedrooms and a bathroom.

The property occupies a generous corner plot attractive gardens to the front, side and rear, the rear garden being delightfully secluded. There is an adjoining garage and driveway providing off road parking to the front.

### SITUATION

The property is situated on a peaceful and well-regarded cul-de-sac close to the centre of the popular village of Lympne with its newsagent/post office, church, village hall, pub and Castle (the historic Lympne Castle which has a bar and restaurant open to the public). There is a popular village primary school and bus stops nearby provide easy access to secondary schools in Folkestone and Hythe.

The Cinque Ports Town of Hythe, approximately 3 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), a vibrant High Street with various independent shops, boutiques, cafes and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc.

The motorway network (M20 Junction 11) is within a short driving distance of the property (approx 3 miles), the Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (12 miles). There is also a main line railway station at Westenhanger (1 mile) down the road, with regular commuter services to London and the High Speed Link trains are available at Folkestone (West or Central) or Ashford.

The accommodation comprises:

#### ENTRANCE VESTIBULE

Entered via an obscured double glazed door with obscured double glazed windows to side, woodblock parquet flooring, glazed double doors to entrance hall, door to:

#### CLOAKROOM

Low level WC, corner washbasin, tiled walls, obscured double glazed window to front.

#### ENTRANCE HALL

Polished woodblock parquet flooring, heated linen cupboard housing lagged hot water cylinder, coved ceiling, hatch with loft ladder giving access to the attic which has two Velux rooflights, storage heater, doors to:



### **SITTING ROOM**

Open fireplace within a stone surround beneath a polished timber mantelpiece and above a tiled hearth, wall light points, coved ceiling, double glazed window to front overlooking the garden, double glazed window to side, storage heater, open plan to:

### **DINING ROOM**

Coved ceiling, double glazed sliding patio doors to rear overlooking the garden, high level double glazed window to side, storage heater, sliding door to:

### **KITCHEN**

Fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine and integrated electric oven, roll top wood effect work tops, inset with stainless steel sink and drainer unit with tiled splashbacks and inset with four burner gas hob, coordinating wall cupboards, space for freestanding fridge/freezer, double glazed window and door opening to and overlooking the rear garden, door returning to the entrance hall.

### **BEDROOM**

Polished woodblock parquet flooring, coved ceiling, double glazed window to rear overlooking the garden, storage heater.

### **BEDROOM**

Polished woodblock parquet flooring, wash basin with vanity cupboard below, double glazed window to front, storage heater.

### **BEDROOM**

Polished woodblock parquet flooring, coved ceiling, double glazed window to rear overlooking the garden.

### **BATHROOM**

Panelled bath fitted with mixer tap and handheld shower, low level WC, pedestal wash basin, tiled walls, obscured double glazed window to front, electric heated towel rail.

### **OUTSIDE**

To the front of the property is a generous block paved driveway in a herringbone design providing off-road parking and access to the attached garage. The remainder of the garden is laid to lawn surrounded by borders planted with a variety of shrubs, herbaceous and other plants including hypericum, hebe, rosemary, heathers and forsythia amongst others. Side access can be gained to the:

### **REAR GARDEN**

The garden to the rear of the property is well enclosed by timber fencing with a generous paved terrace spanning the width of the property in part set beneath an awning with the remainder of the garden being laid extensively to lawn with borders planted with a variety of shrubs, herbaceous and other plants including Japanese anemone, camellia, roses, heathers and forsythia amongst others. Within the garden is a small ornamental pond, timber-framed storage shed and greenhouse. A latticework archway leads to the:

### **SIDE GARDEN**

The garden to the side of the property has a lawned pathway passing between wildflowers and seasonal bulbs and is dotted with a variety of mature specimen trees.

### **GARAGE**

Electronically operated up and over door to front, double glazed door and window to rear, power and light.

### **EPC Rating Band E**

### **COUNCIL TAX**

Band D approx. £2400.24 (2025/26)  
Folkestone & Hythe District Council.

### **VIEWING**

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







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# Beacon Way, Lympe, CT21

Approximate Gross Internal Area = 79.7 sq m / 858 sq ft

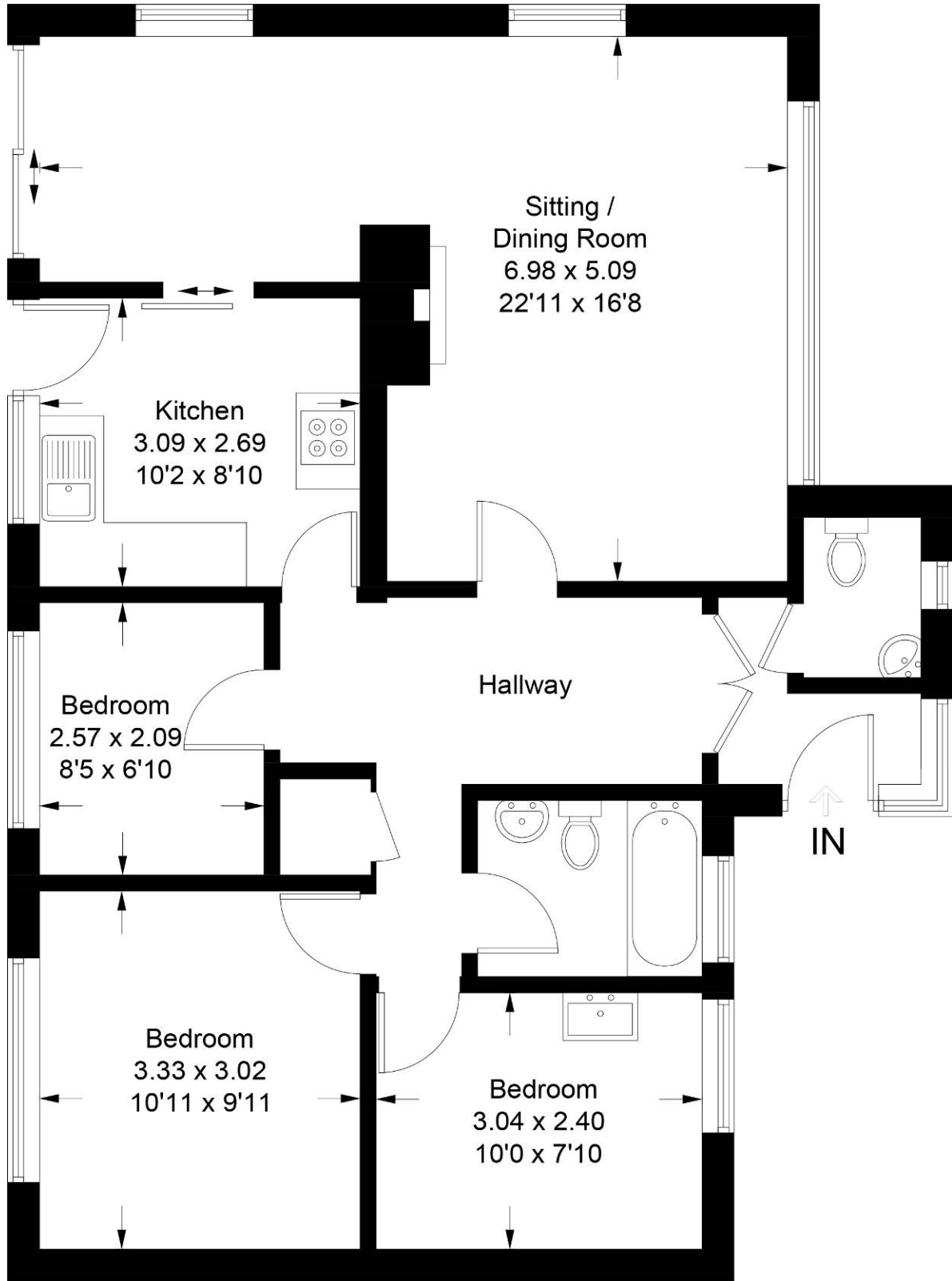


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