



49 High Street, Hythe, Kent CT21 5AD



**16 CASTLE AVENUE,
HYTHE**

**£600,000 Freehold
NO ONWARD CHAIN**

Occupying a generous corner plot, surrounded by lovely gardens, this spacious detached bungalow is well presented throughout. Comprising an entrance hall, Sitting room, kitchen/breakfast room, conservatory, three bedrooms and a shower room. Detached garage and off-road parking. EPC D.



**16 Castle Avenue
Hythe
CT21 5HD**

**Entrance Porch, Entrance Hall, Sitting Room, Conservatory,
Kitchen/Breakfast Room, Three Bedrooms, Bathroom
Garage, Workshop, Parking**

DESCRIPTION

This well proportioned detached bungalow occupies a generous corner plot on this peaceful and sought after cul-de-sac.

The property offers attractively presented, light and airy accommodation including a welcoming entrance hall, dual aspect sitting room, well fitted kitchen/breakfast room, conservatory overlooking the garden, three bedrooms and a shower room.

The garden is a particularly attractive feature of the bungalow. This encompasses the property to the front, side and rear and provides a lovely environment in which to relax and dine alfresco in privacy. To the side of the bungalow is a driveway which provides off road parking and access to the garage and adjoining workshop.

SITUATION

The property is situated on a particularly sought after cul-de-sac, within a short walk of the centre of Saltwood village, with its pretty village green, local shop, Michelin starred restaurant, public house, historic church and castle. There are two excellent primary schools also in a short walk and Brockhill Performing Arts College is only a little further on. There are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both. Hythe town centre, with its busy High Street, 4 supermarkets (including Waitrose & Sainsburys) and range of independent shops and restaurants is also within a pleasant walk or short drive of the property. There is a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, cricket clubs etc. together with the Hotel Imperial Leisure Centre and two golf courses. There are many footpaths and bridleways in the vicinity ideal for horse riding or dog-walking, along with Brockhill Country Park, where there is a play area and other organised outdoor activities.

Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 1.6 miles, the Channel Tunnel Terminal 3.5 miles, the ferry port of Dover 10 miles and Ashford International Passenger Station 12 miles.

The High Speed Link is available from both Folkestone (5 miles) and Ashford (12 miles) with journey times to St Pancras of around 53 minutes and 38 minutes respectively (all times and distances are approximate).

The accommodation comprises:

ENTRANCE PORCH

Entered via an obscure double glazed door with double glazed window to side.

ENTRANCE HALL

Built in storage cupboard, access hatch to loft space, radiator, door to:

SITTING ROOM

Attractive stone fireplace inset with a gas fire set on a stone hearth, double glazed window to front and to side, coved ceiling, radiator, serving hatch to kitchen.

KITCHEN

Fitted with a comprehensive range of base cupboards and drawer units incorporating recess housing free standing gas cooker with extractor hood above, recess housing fridge/freezer, roll topped work surfaces inset with a stainless steel sink and drainer unit with mixer tap, tiled splashbacks, range of coordinating wall cupboards, Vaillant gas boiler, built in airing cupboard housing hot water cylinder, built in storage cupboard, and built in larder cupboard, radiator, serving hatch to sitting room, double glazed window to front and side, door to outside.

BEDROOM 1

Pair of glazed doors opening to and looking through the conservatory to the garden beyond, double glazed window to front, fitted wardrobe cupboards, coved ceiling, radiator.

BEDROOM 2

Pair of glazed doors opening to and looking through the conservatory to the garden beyond, double glazed window to side, fitted wardrobe cupboard concealed by sliding doors, coved ceiling, radiator.

BEDROOM 3

Double glazed window to side, coved ceiling, radiator.

BATHROOM

Contemporary suite comprising a corner shower enclosure with thermostatically controlled shower, range of fitted vanity furniture incorporating hand basin, wc with concealed cistern and bidet, localised tiling, obscure glazed window to side, coved ceiling, further coordinating vanity cupboard with mirror above, radiator.

CONSERVATORY

Of uPVC and double glazed construction above a brick built base, pair of double glazed doors opening to the rear garden, wood effect flooring.

OUTSIDE

The front of the bungalow is encompassed by gardens to two sides which are set behind a low brick built wall. A wrought iron gate opens to a pathway leading to the front door and this is flanked by expanses of lawn edged by borders well planted with a variety of shrubs, herbaceous and other plants including Philadelphus, Choisya, Azalea, Rhododendron and Ceanothus amongst others. There is also a magnificent specimen Magnolia. To the side of this area is a driveway leading to the detached garage and a gate which gives side access to the rear garden.

DETACHED GARAGE

Of brick built construction, Up and over door to front, personal door and window to side, two adjoining **store rooms/WC** supplied with power and lighting.

To the side of the property is a useful **utility area** with outside tap and timber framed workshop equipped with power and light. From here a gate gives access to:-

Rear Garden

The garden to the rear of the property is well enclosed by timber panelled fencing and mature beech hedging. It is laid extensively to lawn with a paved terrace and a further circular paved terrace together with various borders planted with a variety of shrubs, herbaceous and other plants. Within the garden is a timber framed and glazed summer house. At the far end of the garden screened by a low fence topped with trellis and entered via a gate set beneath a trellis work archway is an area used for growing fruit and vegetables and incorporating an aluminium framed greenhouse.







EPC Rating D

COUNCIL TAX

Band E approx £2810.69 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

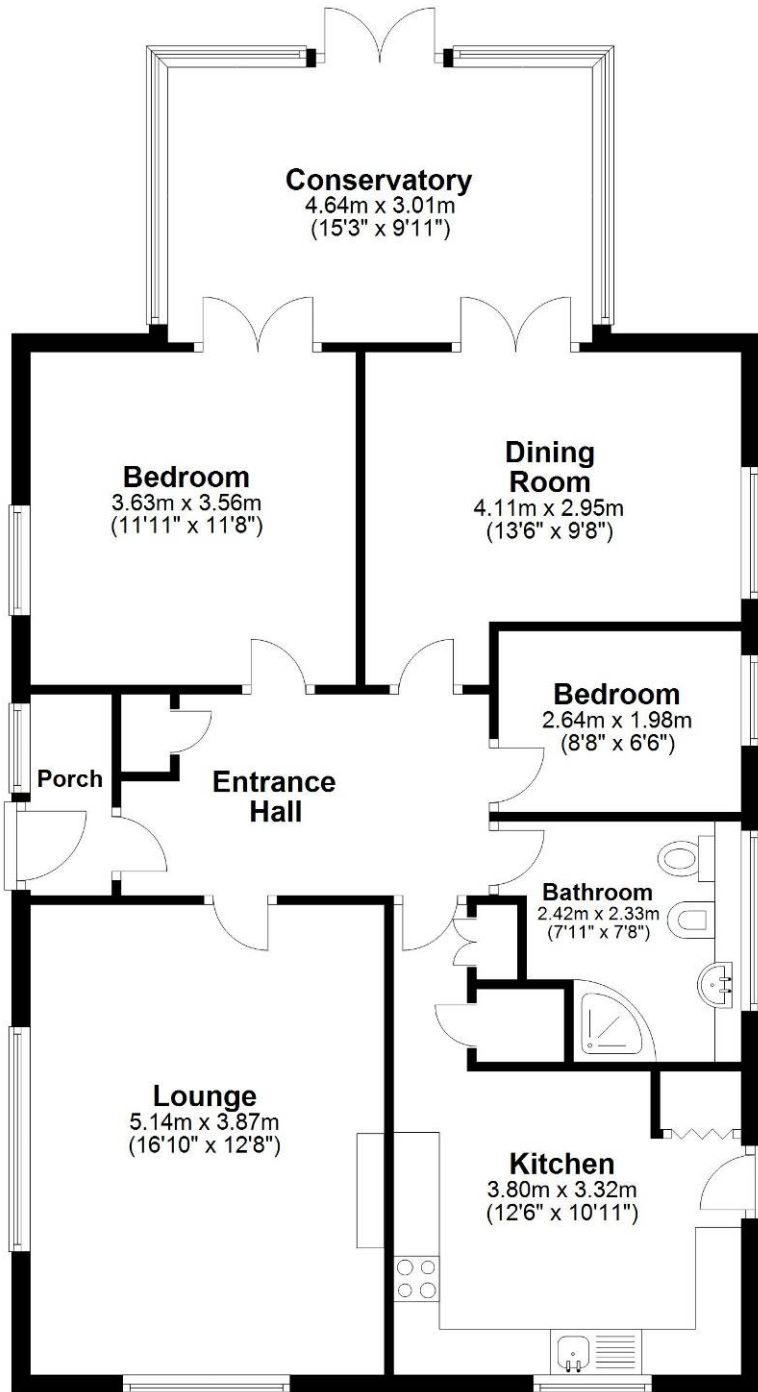


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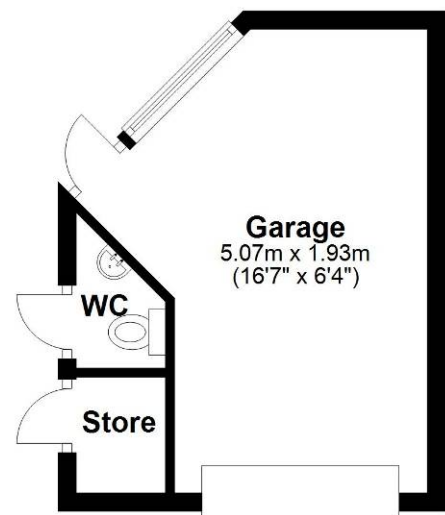
Ground Floor

Approx. 102.3 sq. metres (1101.3 sq. feet)



Outbuilding

Approx. 17.1 sq. metres (184.3 sq. feet)



Total area: approx. 119.4 sq. metres (1285.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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