



49 High Street, Hythe, Kent CT21 5AD



8 ORMONDE ROAD HYTHE

£350,000 Freehold

Situated in a prime position, this beautifully presented mid terraced period house is just moments from the beach. The accommodation includes a sitting room, dining room, fitted kitchen/breakfast room with doors to the garden, 3 bedrooms & bathroom. Delightful west facing garden to the rear. EPC D



**8 Ormonde Road
Hythe
CT21 6DN**

**Entrance Vestibule, Sitting Room, Dining Room,
Kitchen/Breakfast Room, Bathroom, Three Bedrooms
Front & Rear Gardens**

DESCRIPTION

This charming mid terraced period house has been much improved by the current owner and now provides beautifully presented accommodation of particularly comfortable proportions with a light and airy sitting room, dining room, a well fitted kitchen/breakfast room and bathroom. On the first floor there are three bedrooms.

A particularly attractive feature of the property is the pretty west facing garden which enjoys a sunny aspect, has been designed for ease of maintenance and provides a delightful environment for alfresco entertaining.

SITUATION

Ormonde Road is a particularly sought after residential location, on level ground, to the south of the Royal Military Canal, moments from the seafront and a short, level walk from the busy High Street with its range of independent shops, boutiques, cafes and restaurants. The town also benefits from having 4 supermarkets (including Waitrose, Aldi and Sainsburys), There is a selection of sports and leisure facilities in the vicinity, including tennis, bowls, water sports, cricket, bowls and squash clubs etc. as well as The Hotel Imperial Leisure Complex and two golf courses. 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 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) 2½ miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Saltwood just over 2 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West). (All distances are approximate).

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SITTING ROOM

Polished timber flooring throughout and continuing into the dining room, coved ceiling, fireplace opening upon a slate hearth and with timber mantel above, alcove with built-in cabinet, bay with double glazed windows to front, radiator, wood panelled door to:

DINING ROOM

Coved ceiling, fireplace opening with slate hearth, door giving access to understairs storage cupboard, opening and step down to:

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units incorporating recess and plumbing for dishwasher and washing machine, integrated oven, square edge wood effect worksurface inset with composite sink and drainer unit with mixer tap, induction hob with extractor above, coordinating upstands, space for fridge/freezer, coved ceiling, small loft hatch, skylight window, high level double glazed window to side, radiator, sliding double glazed doors opening to rear garden and further door to:

BATHROOM

Fitted with a contemporary suite comprising P ended panelled bath with electric shower over and mixer tap, low level WC, wash basin with vanity cupboard below, recessed lighting, obscure double glazed window to side, localised tiling, heated ladder rack towel rail.

Stairs situated between the sitting room and dining room with hand rail rising to:

FIRST FLOOR LANDING

Access to loft space, radiator, doors to:

BEDROOM 1

Fitted wardrobe cupboards, double glazed window overlooking the front of the property, radiator.

BEDROOM 2

Built-in storage cupboard housing gas fired combination boiler, double glazed window overlooking rear garden, radiator.

BEDROOM 3

Double glazed window overlooking rear garden, radiator.

OUTSIDE

Front Garden

The garden to the front of the property is predominantly topped with slate chippings for ease of maintenance and bordered by low painted stone/brick walls and with a pathway leading to the front entrance door.

Rear Garden

Immediately to the rear of the property is a decked terrace with the remainder of the garden laid to slate chippings and incorporating a further circular paved patio. The garden is well enclosed by close boarded timber fencing to side and attractive brick wall to the rear, timber framed storage shed.

EPC Rating D

COUNCIL TAX

Band C approx £2141.43 (2025/26)
Shepway District Council.

VIEWING

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



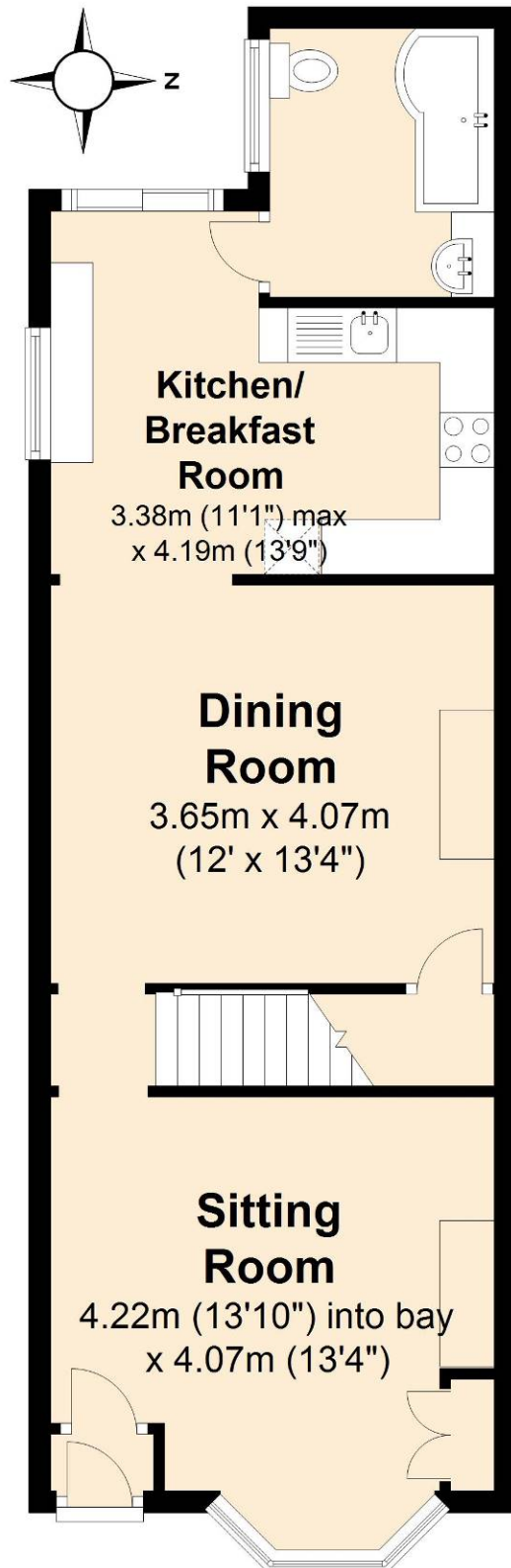






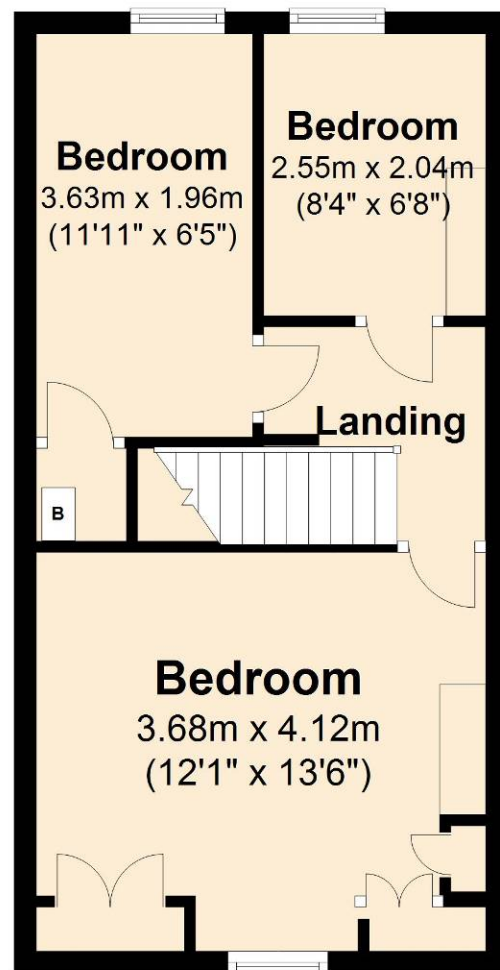
Ground Floor

Approx. 51.6 sq. metres (555.3 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



Total area: approx. 85.8 sq. metres (923.8 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate