



33 Earlsfield Road, Hythe, Kent, CT21 5PF

EPC Rating = E

Guide Price £845,000





An internal viewing is a must for this handsome five-bedroom detached period home, which has been extensively extended and updated by the current owners. Situated in a highly desirable location, it's within walking distance of the High Street, Royal Military Canal, and seafront. The property offers generously proportioned accommodation, with the standout feature being the recently added kitchen/dining/family room - serving as the 'hub' of the home, ideal for family living and entertaining. The main living room at the front of the house boasts a bay window and wood burning stove, adding charm and character. The first floor offers four well appointed bedrooms, two with en suite bathrooms, and a main family bathroom. The second floor features a fifth bedroom with access to eave storage. The property includes a driveway, an enclosed rear garden, a detached cabin/office, a potting shed with a storeroom, and solar panels with battery storage. This charming period home offers flexible living spaces and thoughtful storage solutions throughout. EPC RATING = E

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Tenure Freehold

Property Type Detached House

Receptions 2

Bedrooms 5

Bathrooms 3

Parking Driveway

Heating Gas

EPC Rating E

Council Tax Band F

Folkestone And Hythe District Council



Situation

The property is situated on 'Earlsfield Road' moments from the sea front and close enough to walk to the bustling Hythe town centre which offers amenities including; Waitrose, Sainsbury's and (Aldi on the outskirts), wide variety of independent shops and larger retailers, doctors surgeries and dentists, swimming pool and leisure facilities, sports grounds and clubs and public houses and restaurants. The Port town of Folkestone is approximately 4.5 miles to the East and is the home of 'The Creative Quarter' which boasts a thriving collection of Artist's studios and creative businesses, as well as a wide range of amenities such as Shopping centre, Supermarkets, independent shops, restaurants and leisure facilities, Folkestone benefits from the recently restored Harbour Arm which has become a food, drink and entertainment destination for the town and its visitors. There is a mainline railway station at Sandling (Approx. 1.6 miles) and Folkestone (Approx. 4.9 miles) has a direct connection to the High Speed service to London. with a journey time of 53 minutes. Channel Tunnel terminal is (Approx. 2.4 miles) The M20 connection to the motorway network is (Approx. 3.7 miles).

The accommodation comprises

Ground floor

Reception hall

Living room

16' 1" x 15' 0" (4.90m x 4.57m)

Open plan kitchen/dining/family room

Kitchen area

14' 2" x 13' 7" (4.32m x 4.14m)

Dining/family area with fitted cupboards

23' 0" x 16' 6" (7.01m x 5.03m)

Pantry cupboard

Utility room

11' 2" x 10' 8" (3.40m x 3.25m)

Cloakroom/WC





First floor

Landing

Bedroom one

23' 2" x 11' 3" (7.06m x 3.43m)

Unfinished En suite

This room is a work in progress

Bedroom two

17' 4" x 10' 9" (5.28m x 3.28m)

Bedroom three

16' 0" x 11' 4" (4.88m x 3.45m)

En suite shower room

Bedroom four

10' 11" x 7' 8" (3.33m x 2.34m)

Bathroom

Second floor

Bedroom five

14' 11" x 14' 9" (4.55m x 4.50m)

Outside

Frontage and driveway

Enclosed rear garden

Cabin/Office

15' 5" x 8' 11" (4.70m x 2.72m)

Potting shed

9' 5" x 5' 6" (2.87m x 1.68m)

Store

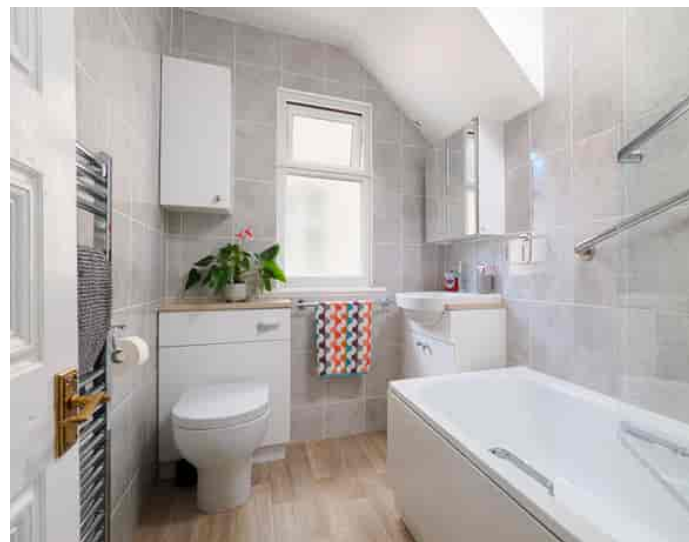
9' 10" x 9' 5" (3.00m x 2.87m)

Agents note

Solar panels with battery storage.

Gas central heating to the ground floor and electric heating to the first floor.

Car EV charging point on the front wall of the house.







Approximate Gross Internal Area (Including Low Ceiling) = 206 sq m / 2213 sq ft
Outbuildings = 27 sq m / 287 sq ft

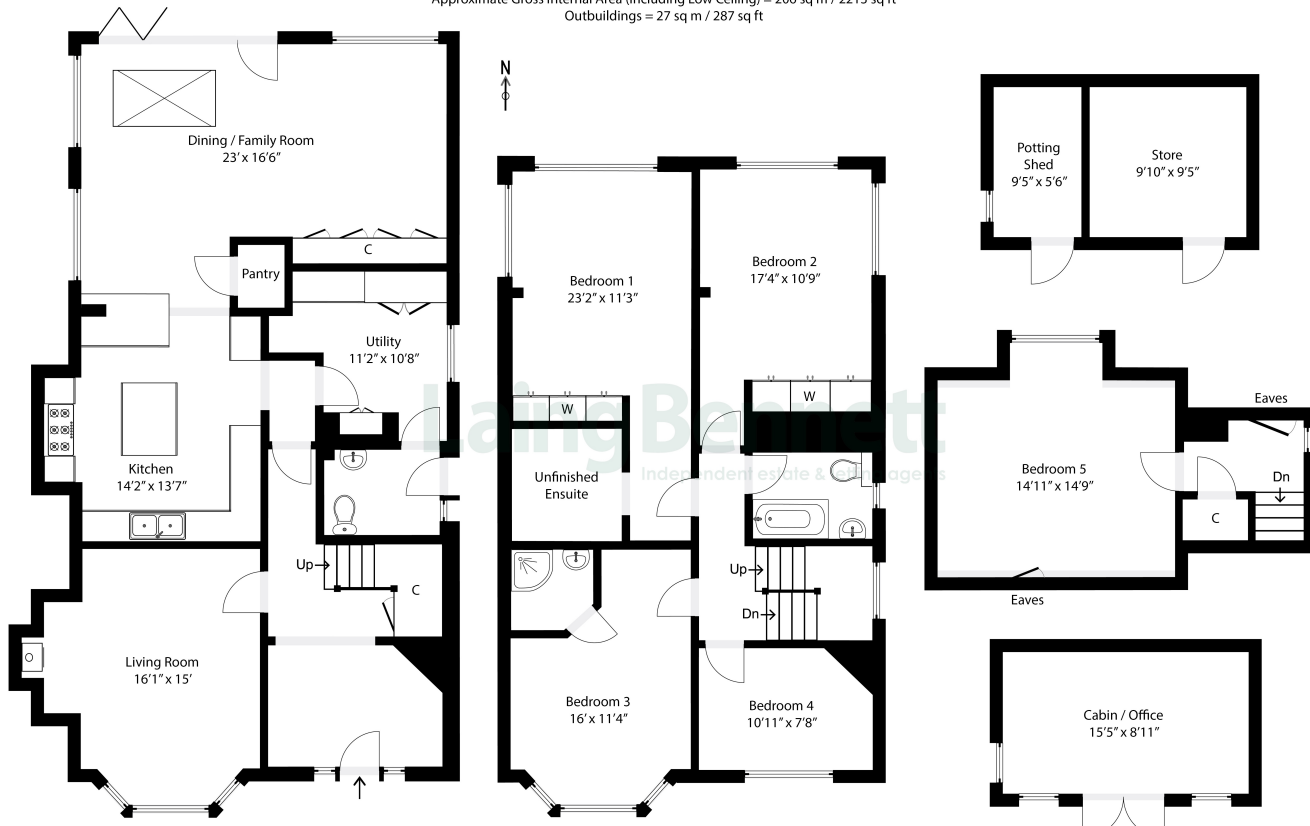
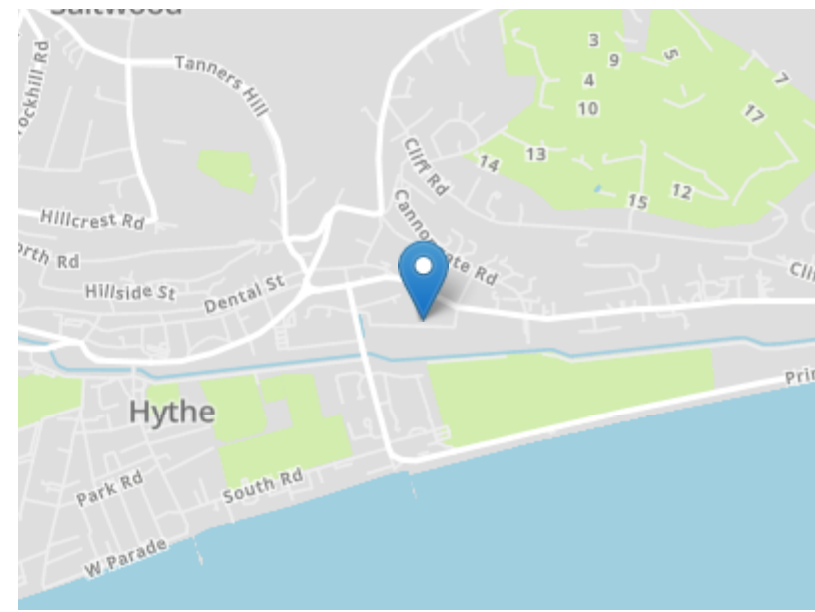


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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