



11 North Road, Hythe, Kent, CT21 5DS

EPC Rating = D

Guide Price £485,000





This charming semi-detached two bedroom Edwardian residence offers spacious and flexible accommodation, rich in character and period charm. Featuring high ceilings, original fireplaces, and elegant detailing throughout, this home perfectly blends timeless appeal with modern convenience. The heart of the home is the delightful kitchen/breakfast room, a warm and inviting space for everyday living. The first-floor living room features a tucked away study alcove. It also boasts a south-facing aspect with stunning views over the town and out to sea, providing a picturesque setting to relax and unwind. The property includes two generous double bedrooms, two well-appointed bathrooms, and a utility room for added practicality. Outside, the secluded courtyard-style rear garden is designed for minimal maintenance, offering a private retreat. Additional features include a workshop and a summerhouse, ideal for hobbies or storage. This exceptional home must be seen to be fully appreciated—internal viewing is highly recommended. EPC RATING = D

Guide Price £485,000

Tenure Freehold

Property Type Semi-Detached House

Receptions 1

Bedrooms 2

Bathrooms 2

Parking Driveway

Heating Gas

EPC Rating D

Council Tax Band D

Folkestone & Hythe



Situation

The property is situated in the most sought after position of lower 'North Road' in an elevated position enjoying magnificent views, yet close enough to walk to the bustling Hythe town centre which offers amenities including; Waitrose, Sainsbury's and Aldi, a 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 Stratford and St Pancras stations with an Approx. journey time of 53 minutes. Channel Tunnel terminal is (Approx. 4.8 miles) The M20 connection to the motorway network is (Approx. 3.7 miles).

The accommodation comprises

- Ground floor**
- Entrance porch**
- Hallway**





Kitchen/breakfast room

15' 6" x 9' 8" (4.72m x 2.95m)

Bedroom two

12' 0" x 9' 11" (3.66m x 3.02m)

Utility room

8' 6" x 5' 4" (2.59m x 1.63m)

Bathroom

7' 7" x 7' 6" (2.31m x 2.29m)

WC

First floor

Landing

Living room with far reaching view of the Sea

20' 1" x 16' 1" (6.12m x 4.90m)

Bedroom one

12' 10" x 10' 7" (3.91m x 3.23m)

Shower room

Outside

Frontage and Driveway

Enclosed rear paved garden

Summerhouse

Outbuilding/workshop

14' 9" x 8' 4" (4.50m x 2.54m)







Approximate Gross Internal Area = 100 sq m / 1080 sq ft
Outbuilding = 11 sq m / 123 sq ft

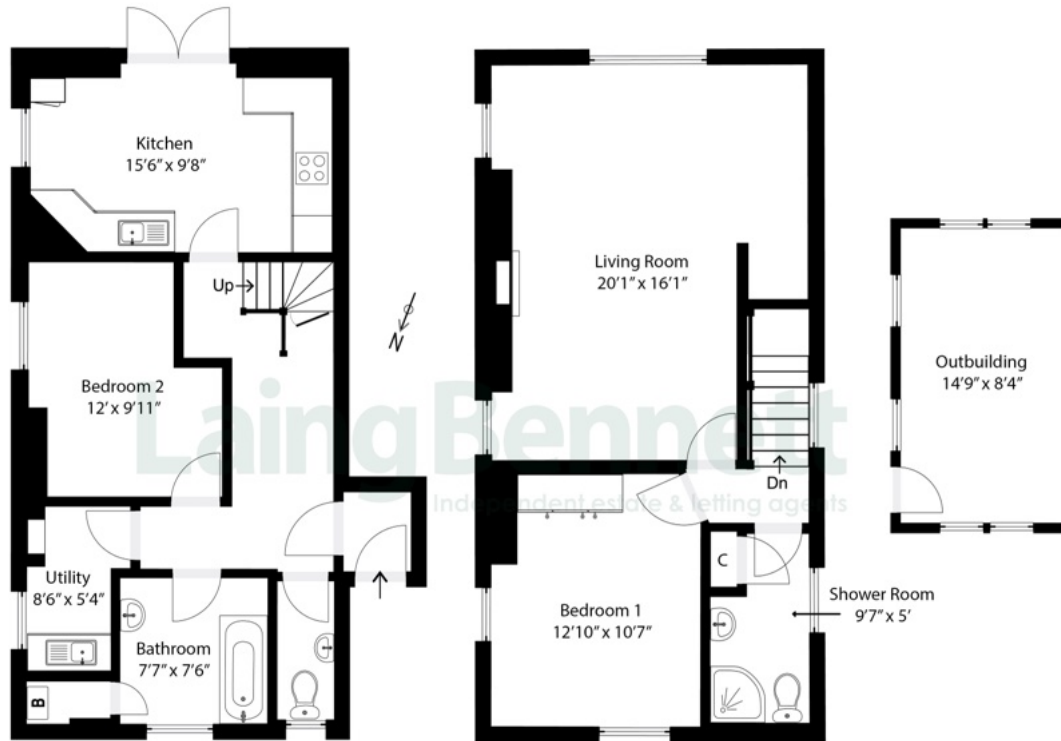
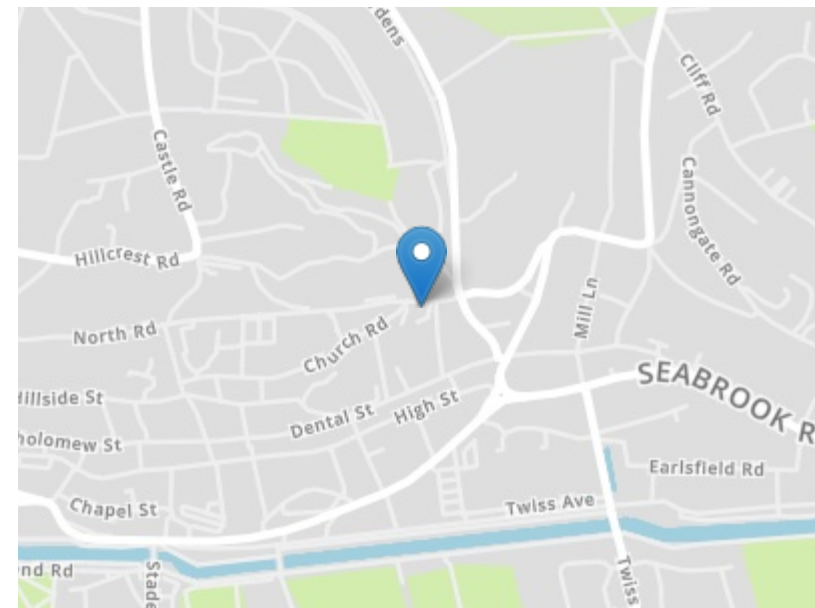


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
© Unauthorised reproduction prohibited - chriskemps@hotmail.com



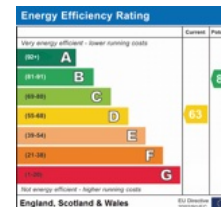
Need to book a viewing?

If you would like to book a viewing please contact our office on 01303 863393 or email sales@laingbennett.co.uk

See all our properties at



www.laingbennett.co.uk



The Estate Office
8 Station Road
Lyminge
Folkestone
Kent
CT18 8HP



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/ Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.