



Ormonde Road, Hythe

GUIDE PRICE: £450,000 Freehold



WHITNEY HOMES
COASTAL, TOWN & COUNTRY



43 Ormonde
Road Hythe
CT21 6DW

SITUATION

Ormonde Road is one of the most sought-after roads in the pretty Cinque Port town of Hythe, just a short stroll from the beach and the well-regarded, quaint High Street, which offers individual shops, restaurants, public houses and wine bars, together with supermarkets including Waitrose.

Recreational facilities include the Hythe Imperial Sports & Golf Leisure Club, bowls, cricket, tennis, football, Hythe Yacht Club, and beautiful walks along the seafront and the historic Hythe Military Canal.

There is also a good selection of golf courses in and around the area, along with fishing and water sports along the seafront.

Other attractions are the Romney, Hythe and Dymchurch Light Railway, and Port Lympne Wildlife Park.

There is also a good selection of primary and secondary schools, as well as the boys' and girls' grammar schools.

The property is well placed to take advantage of the M20, which links into the A2, M25 and other motorway networks.

Rail links are also good, with the high-speed train service operating from Folkestone Central and Folkestone West into London St Pancras in less than 58 minutes.

The Channel Tunnel terminal at Cheriton and the Port of Dover are also within easy reach and provide services to the continent.

DIRECTIONS

From the A249 Hythe, turn into Stade Street, head straight then take fourth right into Park Road then second left on to Ormonde Road. The property will be found halfway up on the left-hand side.

VIEWINGS

Strictly by appointment through Whitney Homes

Tel: 01303 262853

E: info@whitneyhomes.co.uk

PROPERTY INFORMATION

Services: all mains service are connected.

Local Authority: Folkestone and Hythe County Council.

Council C



DESCRIPTION

43 Ormonde Road is an attractive, four-bedroom, period, terraced property, arranged over three floors to optimise space. The property has been sympathetically and stylishly refurbished to a high standard in keeping with the Victorian period. The stunning bay sash windows, adorned with plantation shutters, boast the symbolic style of the Victorian era, maximizing light and adding grandeur and elegance to this lovely home.

FEATURES

Entrance Hall: striking tiled flooring, stairs leading to first floor.

Sitting room: feature wall with inset gas fire and recess for smart TV, bay window with plantation shutters. Attractive oak flooring which sweeps through to the dining room.

Dining room: sash window overlooking rear garden, oak flooring and stripped original door.

Kitchen: bespoke fitted kitchen with a range of base and wall-mounted cabinets, integrated appliances including dishwasher, electric ovens and microwave, gas hob, extractor, and fridge/freezer, tiled flooring, and patio door opens to rear garden.

WC: hand basin and WC.

First floor and landing: stairs leading to Bedroom 4.

Bedroom 1 has bay sash window to the front, plantation shutters.

En suite shower room: shower cubicle with chrome fittings, attractive tiling, hand basin set in vanity unit, WC, chrome towel radiator.

Bedroom 2: cast-iron feature fireplace, built-in cupboard, sash window with plantation shutters.

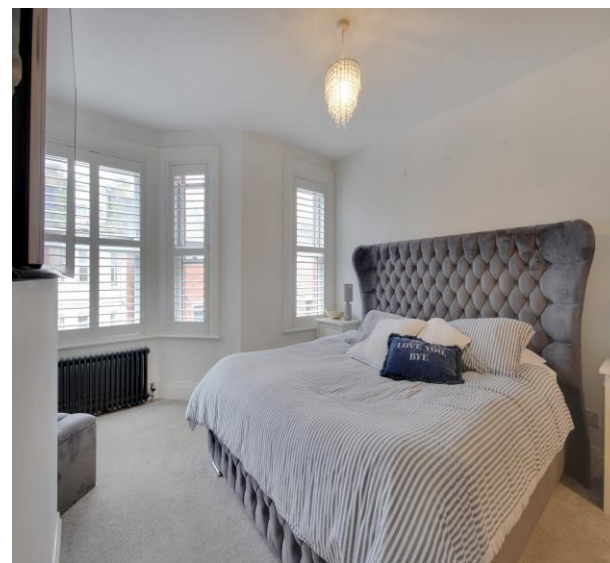
Bedroom 3: cast-iron feature fireplace, sash window with plantation shutters.

Family Bathroom: beautifully fitted with contemporary bath tub, separate shower unit, WC, hand basin, Victorian brick-style tiling and tiled flooring.

Second floor

Bedroom 4: fitted shelving and deep storage into eaves.

Garden: enclosed, sun terrace, lawn, part wall and timber fence boundary.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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