



The Old Post Office Guesthouse 5 High Street, Hythe, Kent. CT21 5AB

Guide Price **£575,000**



- Popular boutique guesthouse
- Four bedroom period residence
- High street location
- Allocated parking bay
- Plus £18,000 for goodwill, fixtures & fittings

**C.R. CHILD**  
EST. 1929 & PARTNERS. ESTATE AGENTS





Situated in the heart of the historic Cinque Port town of Hythe with its good selection of independent shops, together with the all important Waitrose store. The historic Royal Military Canal runs through the centre of the town and Hythe also enjoys an unspoilt seafront promenade. Doctors surgeries, dentist and the library are all located within easy reach as is the M20 Motorway, Channel Tunnel Terminal and Port of Dover. High speed rail services are available from Folkestone West giving access to London St Pancras in just over fifty minutes.

A well-appointed four bedroom period residence, formerly the town's post office building and now run as a popular boutique guesthouse conveniently located at the end of Hythe high street. The accommodation comprises a living room, kitchen/dining room, bedroom, bathroom and laundry room to the ground floor, two luxury suites to the first floor with en suite shower rooms and a separate store room, and a larger suite to the second floor comprising a living/dining area, bedroom and en suite shower room. The property benefits from a modern gas fired central heating system and boasts bespoke, double glazed sash windows, many offering pleasant views of the high street and surrounding areas.

## ENTRANCE

Steps up from street level to front entrance-

## GROUND FLOOR

### ENTRANCE LOBBY

with solid wood entrance door with double glazed window over, front aspect double glazed sash window, staircase to first floor, cornicing to ceiling, radiator

### BATHROOM (7' 10" x 4' 03" ) or (2.39m x 1.30m)

with white suite comprising panelled bath with mixer tap, shower and shower screen over, pedestal wash hand basin with mixer tap over, WC, chrome effect heated towel rail, extractor fan, fully tiled walls, tile effect vinyl flooring, coved ceiling, recessed down lighters

### LIVING ROOM (19' 10" x 11' 09" ) or (6.05m x 3.58m)

with two front aspect double glazed sash windows with street view, feature high ceiling with cornicing, doors to kitchen, bedroom and laundry room, two radiators, wood effect vinyl flooring

### KITCHEN/DINING ROOM (12' 01" x 11' 05" ) or (3.68m x 3.48m)

with large side aspect double glazed sash window and street view, range of white gloss finish store cupboards and drawers, roll top work surfaces with tiled splash backs, inset four ring gas hob with extractor canopy over, inset stainless steel one and a half bowl sink/drainage unit with mixer tap over, integrated dishwasher, fitted high level double electric oven, integrated fridge/freezer, space for dining table, feature high ceiling with recessed down lighters and cornicing, radiator, wood effect vinyl flooring

### BEDROOM (11' 06" x 8' 02" ) or (3.51m x 2.49m)

with large double glazed sash window and street view, feature high ceiling, two fitted wardrobes, alarm keypad, radiator

### LAUNDRY ROOM (8' 02" x 6' 02" ) or (2.49m x 1.88m)

8'2 x 6'2 with roll top work surface with fitted shelving over and space and plumbing for washing machine and tumble dryer under, wood effect vinyl flooring, heating system comprising recently installed Worcester Bosch gas fired boiler and pressurised hot water cylinder, consumer unit, door to under stairs store cupboard, wooden back door to outside patio

## FIRST FLOOR

### LANDING

with side aspect double glazed sash window, stairs to second floor, radiator

### STORE ROOM (6' 08" x 3' 10" ) or (2.03m x 1.17m)

with coved ceiling

### BEDROOM (19' 09" x 10' 07" ) or (6.02m x 3.23m)

'Telegraph'

with three front aspect double glazed sash windows with street view, coved ceiling, radiator, door to-

### EN-SUITE SHOWER ROOM (7' 08" x 5' 11" ) or (2.34m x 1.80m)

with fully tiled shower cubicle and Mira shower, pedestal wash hand basin with mixer tap over, shaver point, extractor fan, WC, part-tiled walls, vinyl tile effect flooring, coved ceiling, recessed down lighters, radiator

### BEDROOM (20' 04" x 12' 02" ) or (6.20m x 3.71m)

'Stamp Room'

with one front aspect and two side aspect double glazed sash windows with street view, feature fireplace with wooden mantelpiece and surround and tiled slips, with coved ceiling, two radiators, door to-









### **EN-SUITE SHOWER ROOM (6' 05" x 5' 03" ) or (1.96m x 1.60m)**

with fully tiled shower cubicle and Mira shower, pedestal wash hand basin with mixer tap over, shaver point, extractor fan, WC, part-tiled walls, vinyl tile effect flooring, coved ceiling, recessed down lighters, radiator

### **SECOND FLOOR**

#### **LANDING**

with side aspect double glazed sash window, radiator, door to-

#### **FAMILY SUITE**

'Postmaster' comprising

### **LIVING/DINING AREA (20' 09" x 10' 05" ) or (6.32m x 3.18m)**

with front aspect double glazed sash windows and street view, feature fireplace, coved ceiling, loft hatch, two radiators, opening to-

### **BEDROOM (9' 06" x 8' 02" ) or (2.90m x 2.49m)**

with eaves store cupboard, coved ceiling, door to-

### **EN-SUITE SHOWER ROOM (6' 08" x 4' 10" ) or (2.03m x 1.47m)**

with Velux window, fully tiled shower cubicle and Mira shower, pedestal wash hand basin with mixer tap over, shaver point, extractor fan, WC, part-tiled walls, vinyl tile effect flooring, coved ceiling, recessed down lighters, radiator

### **OUTSIDE**

PAVED PATIO AREA comprising steps down from the laundry room to a small paved area bordered by railings and with gated access to the high street. The property also benefits from access to a secure gated parking area to the rear with an allocated parking bay.

**Tenure** - Freehold

**Council tax** - TBC

**Local Authority** - Folkestone & Hythe District Council

**\*\*£18,000 for Goodwill and fixtures & fittings\*\***

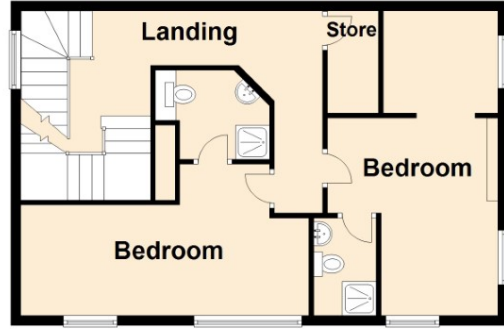






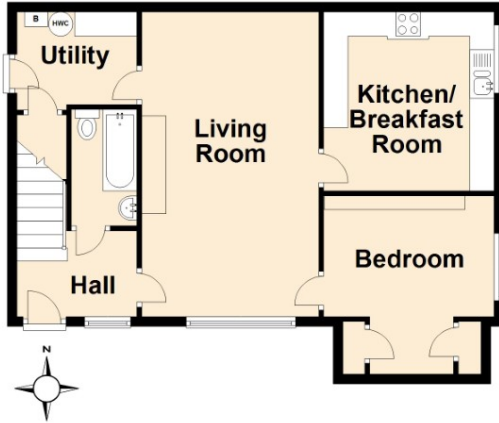
## First Floor

Approx. 61.7 sq. metres (663.7 sq. feet)



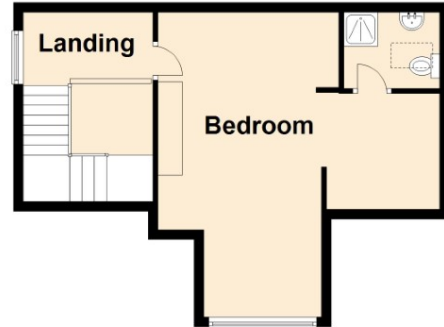
## Ground Floor

Approx. 65.1 sq. metres (700.6 sq. feet)



## Second Floor



Approx. 39.9 sq. metres (428.9 sq. feet)



Total area: approx. 166.6 sq. metres (1793.2 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92+) <b>A</b>			(92+) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>		78	(69-80) <b>C</b>
(55-68) <b>D</b>	60		(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 		<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



C.R. Child & Partners  
 11 High Street, Hythe. CT21 5AD  
 01303 267421  
 properties@crchildandpartners.co.uk