LAWRENCE & Co
- of Hythe -

49 High Street, Hythe, Kent CT21 5AD



EASTWARD DOWN
TANNERS HILL, HYTHE

£660,000 Freehold

A detached house in a sought after location, enjoying views over Hythe towards the sea. Comprising a sitting room open to the dining room, kitchen, cloakroom, three double bedrooms and a shower room. Delightful gardens to front and rear, garage and off-road parking. EPC C.



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Eastward Down
Tanners Hill
Hythe
CT21 5UG

Entrance Hall, Sitting Room Open Plan to Dining Room, Conservatory, Kitchen, Cloakroom, Three Double Bedrooms, Shower Room Front & Rear Garden, Garage, Ample Parking

DESCRIPTION

Eastward Down occupies a generous plot in a sought after location close to the High Street. The comfortably proportioned accommodation comprises a sitting room with door opening to the conservatory which overlooks the garden and open plan to the dining room. Beyond this is the kitchen and a cloakroom. The first floor comprises three double bedrooms and shower room. Views across Hythe and of the sea can be enjoyed from the bedrooms on the first floor.

The gardens are a particularly attractive feature of the property being well established and delightfully secluded. There is a driveway to the front providing ample off-road parking and access to the generous sized garage.

SITUATION

Tanners Hill is a desirable location being within a reasonably short walk of the bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys & Aldi), doctors surgeries, etc. The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further and there are a variety of sports and leisure facilities in the vicinity, including 2 golf courses and the Hotel Imperial Leisure Centre, cricket, squash and bowls clubs etc. Schools are also excellent with Hythe Bay C of E Primary, Saltwood C of E Primary, St Augustines Catholic Primary & Brockhill Park Performing Arts College all being accessible.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is around 3 miles away and the ferry port of Dover is 12 miles away. (All distances are approximate.)

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ENTRANCE HALL
Entered via a UPVC and obscured double glazed door, access to under stairs storage cupboard, staircase to 1st floor, wood block parquet flooring, radiator, doors to:

SITTING ROOM
Feature brick fireplace inset with electric fire, double glazed window to front overlooking the garden, two radiators, wood block parquet flooring, open through to dining room, window and door through to:

CONSERVATORY
Of UPVC construction above a brick built base with windows to three sides and door giving access to the terrace and enjoying views over the garden, radiator.

DINING ROOM
Double glazed window overlooking the garden, wood block parquet flooring, radiator, door to:

KITCHEN
Well fitted with a range of base cupboard and drawer units incorporating electric oven, work surface inset with stainless steel 1 ½ bowl sink and drainer with mixer tap, four burner gas hob with extractor above, tiled splashbacks, coordinating wall cupboards, access to two storage cupboards, radiator, door to side, door to entrance hall.

CLOAKROOM
Low-level WC, wall hung wash basin, walls tiled to half height , obscured double glazed window to side.

FIRST FLOOR LANDING
Double glazed window over stairwell, access to loft space (fitted with a loft ladder), access to generous eaves storage area.

BEDROOM
Double glazed windows to front and rear enjoying views over Hythe and of the sea in the distance, further double glazed window to side, fitted wardrobe cupboards, two radiators.

BEDROOM
Double glazed window enjoying views over Hythe and of the sea in the distance, radiator.

BEDROOM
Built-in wardrobe cupboard concealed by sliding doors, double glazed window enjoying views over Hythe and of the sea in the distance, radiator.

SHOWER ROOM
Tiled shower enclosure with thermostatically controlled shower, pedestal wash basin, low-level WC, access to built-in storage cupboard, obscured double glazed window to side, tiled floor, tiled walls, extractor fan, heated ladder rack towel rail.

OUTSIDE

REAR GARDEN
Directly to the rear of the property is a paved terrace leading to an area of lawn, with attractive borders planted with a variety of mature shrubs. A small flight of steps descend to a generous further expanse of lawn, enclosed by well-established planted borders providing year-round interest. At the far end of the garden is a timber-framed shed. The garden is well enclosed by a combination of close-boarded timber panelled fencing and mature hedging, with a side gate providing access to the:

FRONT GARDEN
The garden to the front of the property is approached via a driveway providing ample off-road parking and access to the garage and is flanked by a generous area of lawn backed by borders planted with a variety of shrubs, herbaceous and other plants.

GARAGE
Electric door to front, power and light, plumbing for washing machine.

EPC Rating C

COUNCIL TAX
Band E approx. £3063.80 (2026/27) Folkestone & Hythe District Council.

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















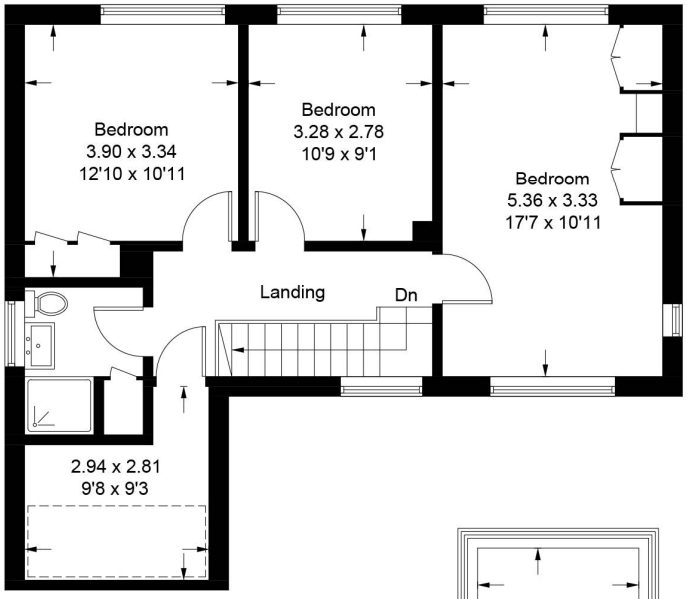




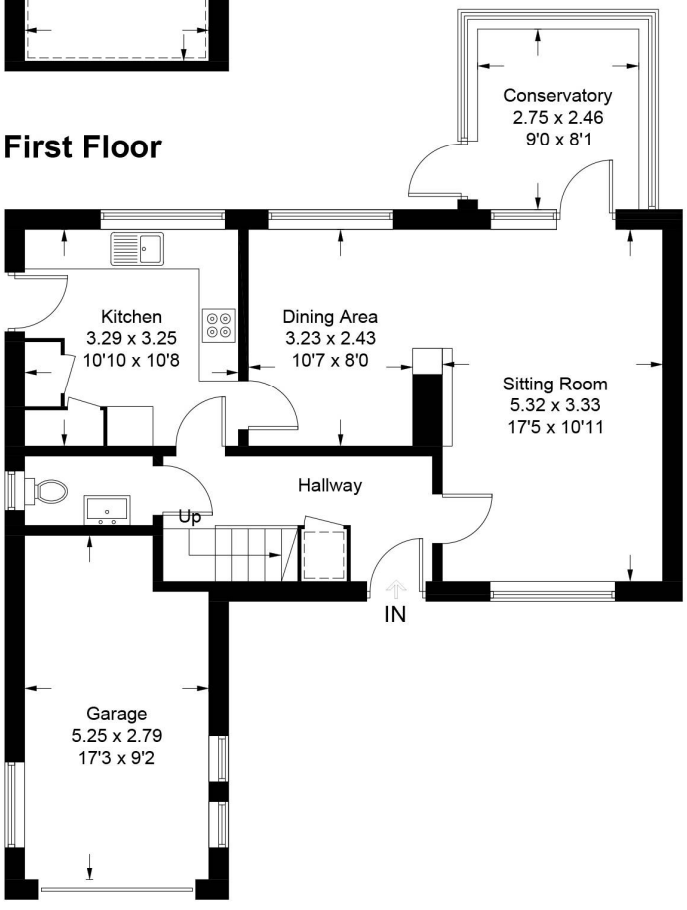
Eastward Down, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 58.0 sq m / 624 sq ft
First Floor = 60.6 sq m / 652 sq ft
Garage = 14.0 sq m / 151 sq ft
Total = 132.6 sq m / 1427 sq ft

= Reduced headroom below 1.5m / 5'0



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1344576)

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