LAWRENCE & Co
- of Hythe -

49 High Street, Hythe, Kent CT21 5AD



HEIDI-HO,
2 QUARRY ROAD, HYTHE

£375,000 Freehold

NO ONWARD CHAIN

An attractive semi-detached house situated on a private cul-de-sac, within a relatively short walk of the High Street. The property does now require general updating but with generous living spaces and 2 double bedrooms, has the potential to provide a delightful home with a garage, parking and garden. EPC D



www.lawrenceandco.co.uk **Tel: 01303 266022** **email**: findahome@lawrenceandco.co.uk

Heidi-Ho,
2 Quarry Road, Hythe CT21 5HA

Entrance Hall, Two Bedrooms, Store Room, Sitting/Dining Room, Kitchen/Breakfast Room, Bathroom, Integral Garage, Parking, Gardens to Front and Rear

DESCRIPTION

Heidi-Ho is a spacious semi detached house which is well situated on a peaceful cul-de-sac. The property would now benefit from some general updating and improvement however, with comfortably proportioned accommodation, offers the potential to create a very comfortable home and is considered well worthy of any expenditure required.

The accommodation comprises an entrance vestibule, which also opens onto the rear garden and leads to the entrance hall. There are two double bedrooms and a store room housing the recently replaced Worcester boiler. The living accommodation is on the first floor which incorporates a generous sitting/dining room, kitchen/breakfast room and the bathroom.

The garden to the front of the property incorporates a driveway providing off road parking and access to the integral garage. To the rear of the house is a paved patio from where steps lead to the upper tier of the garden which is laid largely to lawn.

SITUATION

The property is situated on a sought after private cul-de-sac, off Castle Road, from where a pedestrian walkway (Church Hill) leads down to North Road and in turn, the town centre. It is also a relatively short walk from the centre of Saltwood with its pretty village green, local shop, Michelin starred restaurant, public house, historic church and castle. There are two excellent primary schools within a short walk and Brockhill Performing Arts College is only a little further. There are two highly regarded Grammar Schools in Folkestone with a regular bus service to both.

Hythe is well served with 4 supermarkets (including Waitrose) and enjoys a vibrant High Street with its range of independent shops, boutiques, cafes and restaurants. There are a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, cricket and squash clubs etc. together with the Hotel Imperial Leisure Centre and two golf courses. Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 2 miles, the Channel Tunnel Terminal 4 miles, the ferry port of Dover 10 miles and Ashford International Passenger Station 12 miles. The High Speed Link is available from both Folkestone (5 miles) and Ashford (12 miles) with journey times to St Pancras of around 53 minutes and 38 minutes respectively (all times and distances are approximate).

The accommodation comprises:

SIDE PORCH

Entered via a UPVC and obscured double glazed door with obscured double glazed windows to either side, exposed brick wall, UPVC and obscured double glazed door and windows opening to the rear garden, obscured double glazed door with obscured double glazed window to side opening to:

ENTRANCE HALL

Coved ceiling, staircase to first floor, radiator, double doors giving access to useful storage cupboard housing the Worcester gas-fired combination boiler, doors to:





BEDROOM
Double doors giving access to deep walk-in understairs storage cupboard/wardrobe, coved ceiling, double glazed window to rear overlooking the garden, radiator.

BEDROOM
Coved ceiling, double glazed window to front, radiator.

FIRST FLOOR LANDING
Access to loft space via a hatch fitted with a loft ladder, coved ceiling, built-in storage cupboard, doors to:

SITTING/DINING ROOM
Coved ceiling, pair of double glazed windows to front, two radiators, door to:

KITCHEN/BREAKFAST ROOM
Base cupboard and drawer units with roll-top work surfaces inset with four burner electric hob and stainless steel sink and drainer, tiled splashbacks, wall cupboards, integrated eye level double oven/grill, built-in storage cupboards, double glazed window to rear overlooking the garden, obscured double glazed window to side, radiator, doorway returning to landing.

BATHROOM
P ended bath with mixer tap and Bristan shower, low level WC, pedestal wash basin, localized tiling, coved ceiling, obscured double glazed window to rear, heated ladder towel rail, shallow shelved storage cupboard.

OUTSIDE

FRONT GARDEN
The garden to the front of the property is laid largely to lawn with a driveway providing off-road parking and access to the integral garage. A pathway continues to the front door.

GARAGE
Up and over door to front, power and light, useful overhead storage area.

REAR GARDEN
To the rear of the house is a generous paved patio area backed by a storage cupboard which is integral to the property. From the terrace a gate and steps lead up to the garden, which gently slopes upwards away from the house and is laid largely to lawn, enclosed by close boarded timber panelled fencing with various specimen shrubs, including bay, roses and buddleia, amongst others.

EPC Rating Band D

COUNCIL TAX
Band D approx. £2,506.74 (2026/27) Folkestone & Hythe District Council.

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

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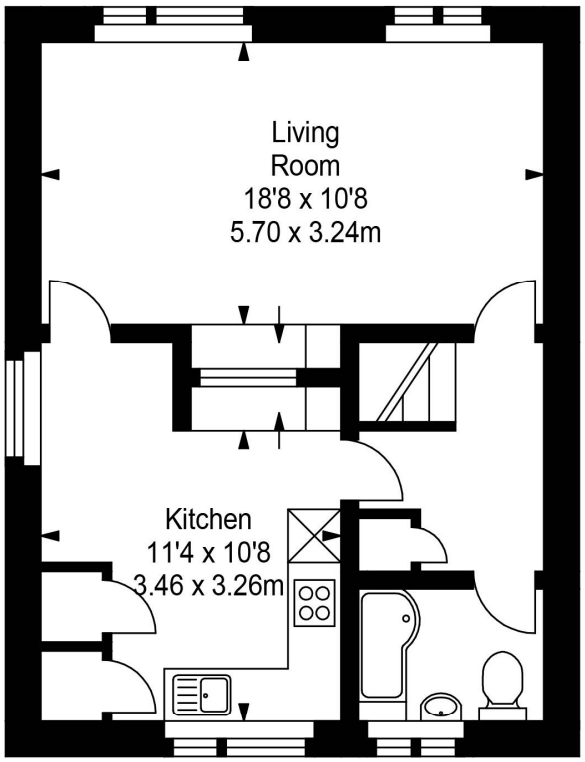




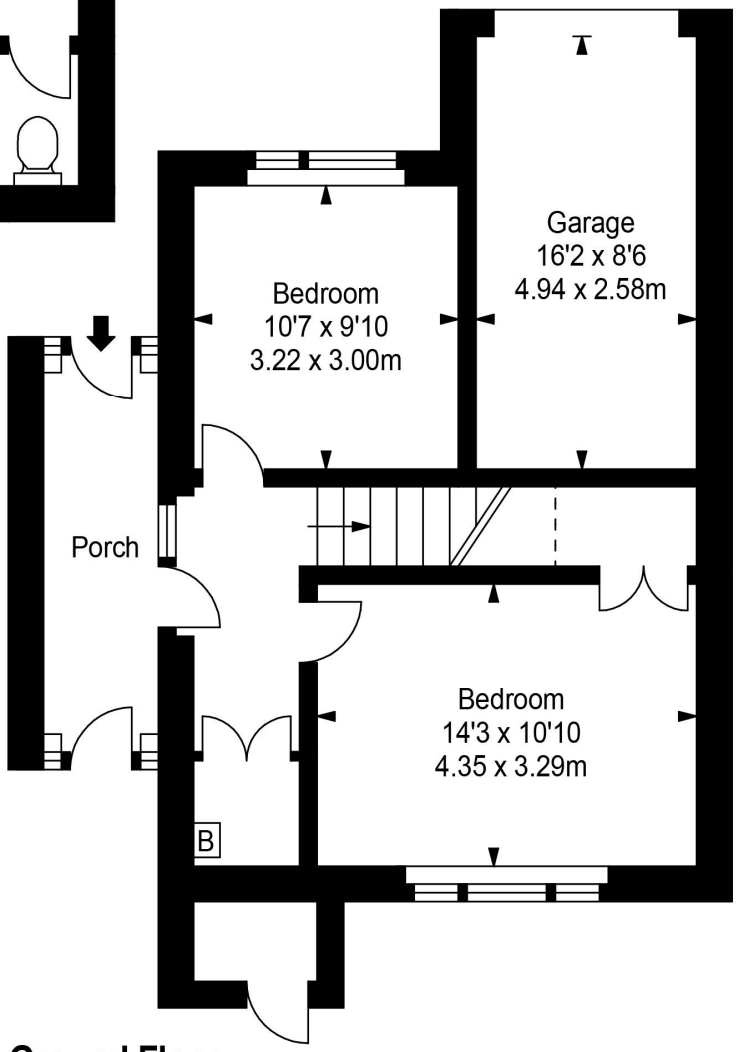


Quarry Road, Hythe

Approximate Gross Internal Area :-
Ground Floor :- 55.46 sq m / 597 sq ft
First Floor :- 43.85 sq m / 472 sq ft
Total :- 99.31 sq m / 1069 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetlk.com

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