

Chartered
Surveyors

LAWRENCE & Co
- of Hythe -

Valuers
Letting Agents
Estate Agents

49 High Street, Hythe, Kent CT21 5AD



**18 HILLSIDE STREET,
HYTHE**

£385,000 Freehold

Nestled on the picturesque lower hillside in Hythe's sought after conservation area and within a short walk of the High Street, this charming 2 reception room, 2 bedroom period cottage is beautifully presented throughout and enjoys lovely views over the town and of the sea. Cottage garden to rear. EPC D.



www.lawrenceandco.co.uk

Tel: 01303 266022

email: findahome@lawrenceandco.co.uk

18 Hillside Street Hythe CT21 5EL

**Sitting Room, Dining Room, Kitchen,
2 Bedrooms and a Bathroom
Secluded Cottage Garden to the Rear**

SITUATION

This pretty stretch of Hillside Street is situated within the desirable Conservation Area of the town, a short walk from the historic church and two roads back from the bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys and Aldi), doctors surgeries, etc.

The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further away together with a variety of sports and leisure facilities, including 2 golf courses and the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 2 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 (12 miles), with journey times of 53 and 37 minutes respectively. Eurostar trains to Paris and Brussels also depart from the latter. The Channel Tunnel Terminal is just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)

DESCRIPTION

This charming period cottage is nestled on Hythe's picturesque hillside within the desirable conservation area from where it commands some lovely views over the town and to the sea beyond. It forms part of a terrace of just three similarly attractive properties and is surrounded by other period of homes lending the immediate vicinity a great sense of charm and character.

The house offers light and airy accommodation with some particularly attractive original features throughout such as polished floor boards, joinery and fireplaces. The accommodation includes an entrance hall, sitting room, separate dining room, well fitted kitchen, 2 bedrooms and a first floor bathroom, recently refitted in a style sympathetic to the property. There may also be scope to extend into the side return and/or convert the attic should additional space be required (subject to all necessary consents and approvals being obtained).

There is a delightfully secluded cottage garden to the rear incorporating a courtyard accessed from the kitchen with the remainder of the garden sloping gently away from the house with a pathway meandering through it and resulting in an elevated terrace at the far end.

The accommodation comprises:

The property is approached via a flight of steps from Hillside Street leading to a path which runs across the front of the terrace,

backed by a border planted with a various shrubs and other plants including roses, fuchsia and old fashioned geraniums.



Timber panelled and glazed door to:

ENTRANCE HALL

Polished timber floorboards, staircase to first floor, doors to:-

SITTING ROOM

Polished timber floorboards, painted timber fireplace surround with cast iron insert and wood burning stove above a tiled hearth, recess to side fitted with low level cupboard with shelving above, deep moulded cornice, bay with sash windows fitted with folding plantation style shutters to front where views to the west over the green and the bay beyond can be enjoyed, radiator, door to:

DINING ROOM

Polished timber floorboards, painted timber fireplace surround, tiled hearth, storage cupboard fitted to recess to side, sash window to rear looking towards the garden, radiator, access to deep understairs storage cupboard, panelled and glazed door to:

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated Bosch oven and recesses with plumbing for dishwasher and washing machine, square edge wood block work surface inset with circular stainless steel sink and drainer unit with mixer tap and induction hob, tiled splashbacks, range of coordinating wall cupboards, sash window and stable door to side, sideways sash window to rear looking towards the garden, newly installed Worcester Bosch gas fired boiler, radiator.

FIRST FLOOR LANDING

Access to loft space via hatch fitted with loft ladder, the loft being predominately boarded and fitted with a Velux rooflight and offering the potential to convert to provide additional accommodation, if required, subject to all the necessary consents and approvals being obtained.

BEDROOM 1

Painted cast iron fireplace surround with shelved storage cupboard fitted to recess to side, sash windows to front commanding lovely views over Hythe and to the sea beyond, radiator.

BEDROOM 2

Cast iron fireplace surround, sash window to rear looking towards the garden, radiator.

BATHROOM

Freestanding roll top bath with mixer tap and hand held attachment, low level wc, pedestal wash basin, tiled walls, recessed lighting, pair of wall light points, sash window to rear looking up the garden, heated towel radiator.

OUTSIDE

Rear garden

To the rear of the house is a pretty paved courtyard from where a flight of steps lead up to the main garden. An enchanting cottage garden with archway supporting a climbing rose and steps meandering between borders planted with a variety of herbaceous plants. The path and more steps lead to a paved terrace backed by a timber framed storage shed at the top of the garden from where views over roof tops, to the sea can be enjoyed.

NB The property benefits from a right of access over the neighbouring property (No.16) returning to Hillside Street. No.20 enjoys the same right of way over the rear of No.18.

EPC RATING Band D

COUNCIL TAX

Band C approx £1863.04 (2022/23)
Shepway District Council.

VIEWING

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



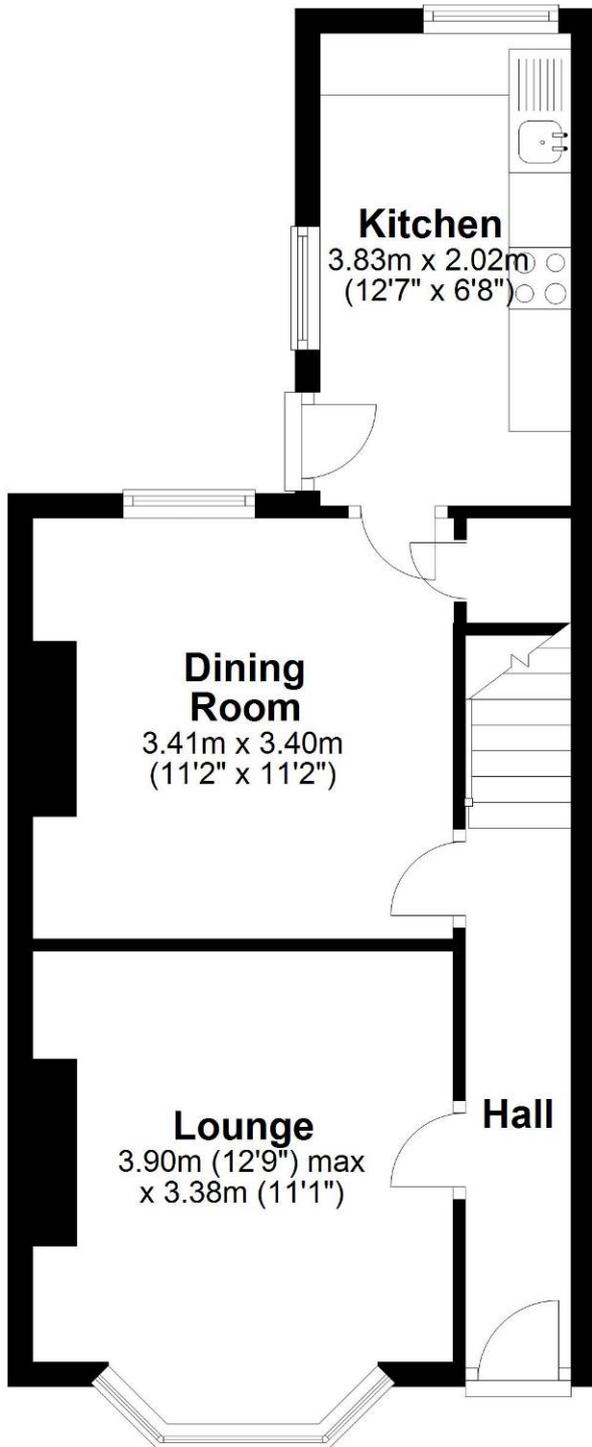




Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.

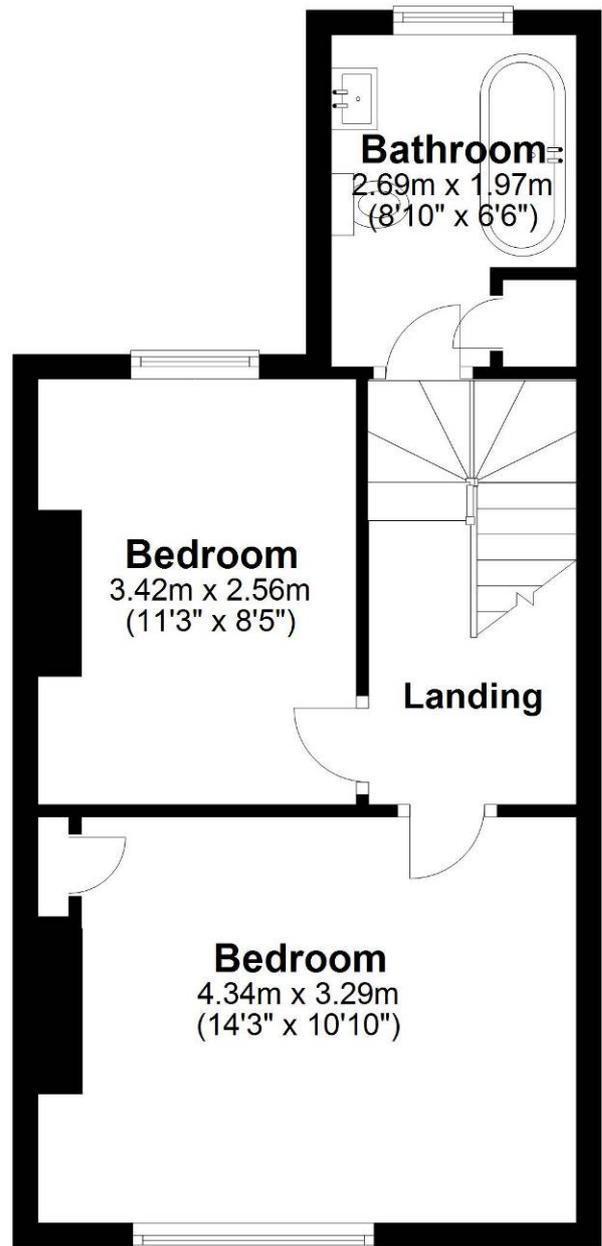
Ground Floor

Approx. 36.3 sq. metres (390.5 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.5 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.