



49 High Street, Hythe, Kent CT21 5AD



124 NORTH ROAD HYTHE

£925,000 Freehold

This impeccably presented detached house is enviably situated in a sought after elevated position from where it commands a southerly aspect over Hythe. Comprising two reception rooms, kitchen/living area, utility room, cloakroom, four bedrooms (principal with dressing room & en-suite) and bathroom. Delightful gardens, double garage and parking. EPC C.



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**124 North Road
Hythe
CT21 5DY**

**Entrance Vestibule, Entrance Hall, Sitting Room, Dining Room,
Kitchen/Living Space, Utility Room, Cloakroom,
Principal Bedroom with En-Suite and Dressing Room,
Two Further Double Bedrooms, Bathroom,
Gardens, Double Garage & Parking**

DESCRIPTION

This handsome detached house is situated on one of Hythe's most sought after roads on the picturesque hillside, close to St Leonards Church and within a pleasant walk down the hill to the bustling high street. The property is enviably positioned in an elevated situation from where it enjoys views over Hythe and the sea in the distance. Having been the subject of an extensive programme of remodelling and refurbishment, this detached family house has been transformed into something quite exceptional.

The property has been thoughtfully redesigned to compliment a modern day lifestyle and now offers splendid living spaces including a sitting room opening on to the sunny south facing terrace, a stunning open plan kitchen/ living space with doors uniting the space with the garden, a dining room, utility room and a cloakroom. There are currently three double bedrooms, with the principal bedroom benefitting from a dressing room and en-suite shower room (the dressing room was originally the fourth bedroom and it would be a simple exercise to reinstate this). There is also a family bathroom.

The property benefits from a delightfully landscaped and secluded garden at the rear and garden to the front of the house with a generous south facing paved terrace affording views over Hythe and of the sea. To the front of the house is a double garage and driveway.

SITUATION

North Road is viewed as being one of Hythe's most desirable locations being high enough up the hill to benefit from lovely views over the town and of the sea, yet remaining within a short walk of the 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.)



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a composite door with opaque double glazed panels to either side, coved ceiling, radiator, oak panelled and glazed double doors opening to:-

ENTRANCE HALL

Staircase to first floor with glass balustrade with polished oak handrails, coved ceiling, radiator, access to understairs storage cupboard, wood effect ceramic tiled floor, doors to:-

SITTING ROOM

Fireplace recess inset with woodburning stove, double glazed bi-folding doors giving access to the front terrace, engineered oak flooring, coved ceiling, two radiators.

DINING ROOM

Double glazed windows to rear fitted with plantation style shutters, coved ceiling, radiator.

KITCHEN/LIVING SPACE

Set in two defined areas with wood effect ceramic tiled floor throughout.

Living area

Wall mounted contemporary electric fire, double glazed doors to rear garden, coved ceiling.

Kitchen

Fitted with a range of base cupboard and drawer units incorporating integrated dishwasher and wine fridge, recess housing dual fuel Rangemaster with extractor above, square edged granite work surfaces inset with undermounted one and a half bowl sink with mixer tap and grooved drainer to side, coordinating up stand and splashback, coordinating wall cupboards with underlighting, further bank of full height cupboards with pull out larder cupboard, integrated fridge and freezer, integrated combination microwave, double glazed windows to front fitted with plantation style

shutters, coved ceiling, contemporary vertical radiator.

UTILITY ROOM

Fitted with base cupboards, square edged work surface inset with stainless steel sink and drainer unit with mixer tap, integrated washing machine, coordinating splashbacks, coordinating wall cupboards, further work surface with space below for tumble dryer, wall mounted Valiant gas boiler, coved ceiling, double glazed door giving access to the rear garden with double glazed window to side, wood effect ceramic tiled floor, radiator.

CLOAKROOM

Low level WC, wash basin with vanity cupboard below, obscure double glazed window to front, coved ceiling, wood effect ceramic tiled floor, radiator.

FIRST FLOOR LANDING

A galleried landing enclosed by glass balustrade with polished oak handrails, access to loft space via hatch fitted with loft ladder, access to deep heated linen cupboard housing factory lagged hot water cylinder, double glazed window to front fitted with folding plantation style shutters and enjoying for reaching views over Hythe and of the sea, radiator, doors to:

PRINCIPAL BEDROOM LOBBY

Open plan to Dressing Room (originally the fourth bedroom which could easily be reinstated), door to:

BEDROOM

Contemporary electric wall mounted fire, provision for wall mounted TV, double glazed window to front fitted with folding plantation style shutters and enjoying far reaching views over Hythe and of the sea, radiator, door to:

EN-SUITE SHOWER ROOM

Fitted with a contemporary suite comprising twin sized shower enclosure with thermostatically controlled Aqualisa shower, vanity units incorporating low-level WC with concealed cistern and stone effect worktop

inset with wash basin with mixer tap, tiled floor, tiled walls, opaque double glazed window to side, heated towel rail.

DRESSING ROOM

Range of fitted shelving and hanging rails with coordinating flights of drawers, coved ceiling, double glazed window to rear fitted with folding plantation style shutters and overlooking the garden, radiator.

BEDROOM

Coved ceiling, double glazed window to front fitted with folding plantation style shutters and enjoying far reaching views over Hythe and of the sea, radiator.

BEDROOM

Coved ceiling, double glazed window to rear fitted with folding plantation style shutters and overlooking the garden, radiator.

BATHROOM

Freestanding roll top slipper bath with freestanding tap, shower enclosure with thermostatically controlled shower, low level WC with concealed cistern, washbasin with vanity drawers below, opaque double glazed window to rear, tiled floor, tiled walls, heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN

The garden is approached by a flight of steps from North Road and entered via an opaque glazed gate. The garden is arranged in two sections with a central pathway leading to the front door to the right of which is a generous paved terrace enclosed by opaque glass balustrade within a brushed steel frame surrounded by raised beds planted with

ornamental grasses, herbs and verbenas. Alongside this area is a freestanding aluminium framed greenhouse and a pathway leading to the side of the property to the rear garden fitted with a personal gate. To the left of the central pathway is an area of lawn backed by a griselinia hedge and bamboo providing screening and privacy.

DOUBLE GARAGE

Pair of electronically operated roller doors, EV charging point, power and light.

Double width driveway before the garage providing off-road parking for two vehicles.

REAR GARDEN

The garden to the rear of the property is enclosed by fencing and directly to rear of the house a flight of steps opposite the casement doors from the kitchen lead up to an expansive paved terrace providing the ideal environment for alfresco entertaining and dining. Beyond this the garden is tiered with beds planted with ornamental grasses shrubs and herbaceous plants including magnolia, phormium, laurels, japonica fatsia, lavender and ceanothus amongst others and to the top of the garden are two composite decking terraces, one set beneath a timber framed pergola and one affording far reaching views over Hythe and of the sea.

EPC Rating C.

COUNCIL TAX

Band G approx. £3661.72 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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

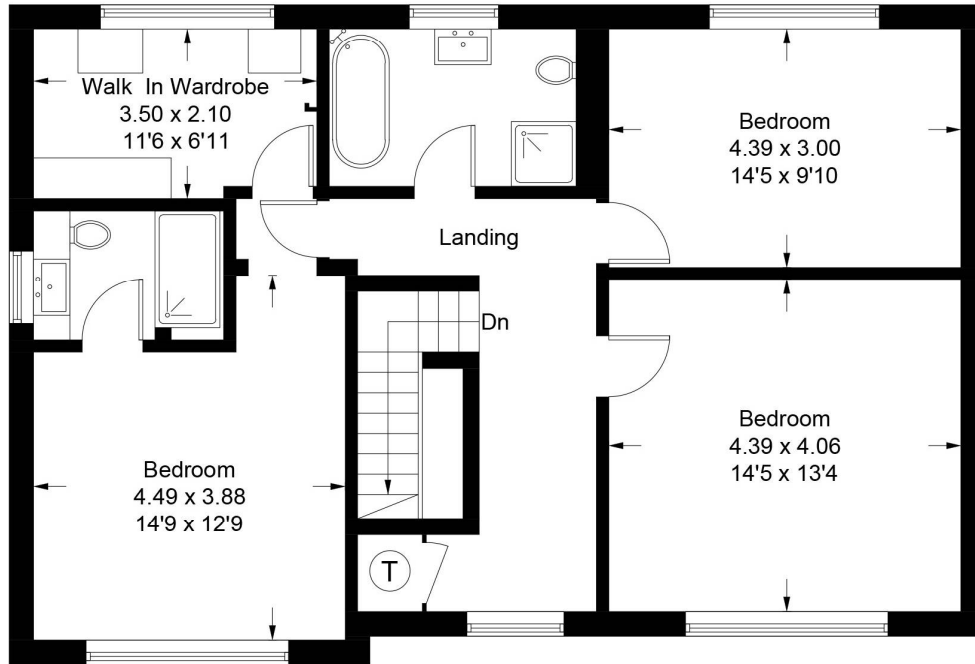
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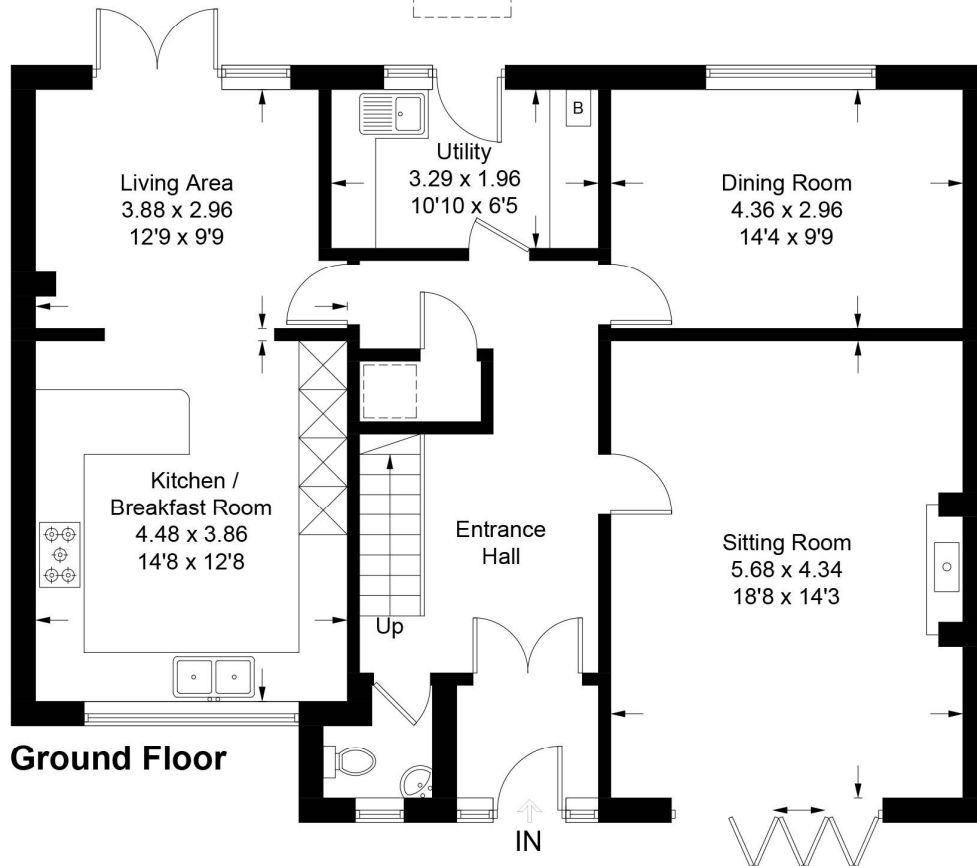
North Road, Hythe, CT21

Approximate Gross Internal Area
 Ground Floor = 96.8 sq m / 1042 sq ft
 First Floor = 83.8 sq m / 902 sq ft
 Total = 180.6 sq m / 1944 sq ft



First Floor

 = Reduced headroom below 1.5m / 5'0



Ground Floor

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