



49 High Street, Hythe, Kent CT21 5AD



3 HAWTHORN CLOSE HYTHE

£350,000 Freehold

An exceptionally well situated semi-detached chalet house positioned on a popular cul-de-sac. Comprising a sitting room, well fitted kitchen, garden room, bathroom and two double bedrooms. There is ample parking, garage and delightful pretty gardens to front and rear. EPC D.



3 Hawthorn Close Hythe CT21 6PX

**Entrance Hall, Sitting Room, Kitchen, Garden Room, Bathroom,
Two Double Bedrooms
Front & Rear Gardens
Garage, Ample Off-Road Parking**

DESCRIPTION

This well situated semi-detached chalet house has been the subject of an extensive programme of improvement and a well planned extension. It now offers beautifully presented accommodation of very comfortable proportions.

The accommodation comprises an entrance hall, large and bright sitting room, smart fitted kitchen leading to the garden room and a ground floor bathroom. The first floor provides two comparable double bedrooms.

The outside space is a particularly attractive feature of the property with ample parking at the front before the garage and a generous garden to the rear with a wide expanse of lawn, surrounded by delightfully sculpted borders.

SITUATION

The property is situated in a desirable residential location approximately a mile-and-a-half to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal, cycle path and local beauty spot The Roughts with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well-served town with a bustling High Street, 4 supermarkets (including Waitrose, Sainsbury and Aldi) and range of independent shops and restaurants. There are two golf courses and a Leisure Centre at the Hotel Imperial, all within easy reach and there is a variety of other sports and leisure facilities in the vicinity.

The M20 (Junction 13) and Channel Tunnel Terminal are both approximately 4 miles distant and there is a mainline railway station at Saltwood, approximately 3 miles away. The High Speed Link to London St Pancras is available from Ashford International Station with a journey time of approximately 37 minutes.

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The accommodation comprises:

ENTRANCE HALL

Entered via a timber-effect composite and obscured double glazed door with obscured double-glazed panel to side, staircase to first floor, marble-effect flooring, built-in storage cupboard, radiator concealed by decorative cover, doors to:

SITTING ROOM

Timber effect flooring, dado rail, bay with double glazed windows fitted with plantation style shutters to front, radiator.

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units incorporating deep pan drawers, space and plumbing for slimline dishwasher and washing machine, square edged timber effect worktops inset with sink and drainer unit with mixer tap, four burner gas hob, tiled splashbacks, coordinating wall cupboards, one of which houses the gas-fired boiler, access to understairs storage cupboard, integrated eye-level double oven/grill, open plan to:

GARDEN ROOM

Set beneath a vaulted ceiling with a pair of double-glazed Velux roof lights, double glazed windows to two sides and double glazed casement doors opening to and overlooking the rear garden, timber effect flooring, radiators.

BATHROOM

Panelled bath set within a tiled surround and fitted with mixer tap with handheld shower and glazed shower screen, low level WC, pedestal wash basin, localised tiling, obscured double glazed window to side, radiator.

FIRST FLOOR LANDING

Access to loft space via hatch fitted with a loft ladder, doors to:

BEDROOM

Access to eaves storage cupboard, range of built-in wardrobe cupboards concealed by sliding mirrored doors, double glazed window to front fitted with folding plantation style shutters, radiator.

BEDROOM

Double glazed window to rear overlooking the garden and enjoying views to the Roughs fitted with folding plantation style shutters, radiator, access to ease storage cupboard.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is largely gravelled for ease of maintenance with a mixed mature evergreen hedge affording a great deal of privacy between number 3 and the neighbouring property. There are various mature shrubs including hydrangeas, hebe and euonymus and a generous driveway providing off-road parking for a number of vehicles and access to the detached garage, alongside which are a pair of double gates opening to the rear garden.

DETACHED GARAGE

Of pre-fabricated construction with an up and over door to front, personal door to side, power and light.

REAR GARDEN

Directly to the rear of the house is an attractive paved patio area extending to the remainder of the garden, initially with a gravel-topped area incorporating raised beds planted with ornamental grasses, herbs and other plants, beyond which the garden is laid largely to lawn, edged by a gravelled pathway with brick edging and stepping stones, passing by borders well stocked with a variety of shrubs, herbaceous and other plants including hydrangea, acer, ceanothus, roses, japonica, fatsia and a host of others. To the far end of the garden approached beneath a archway supporting honeysuckles is a further paved seating area backed by a timber framed shed. Within the garden is a further timber framed storage shed and vegetable garden with raised beds enclosed by picket style fencing.

EPC Rating D

COUNCIL TAX

Band C approx. £2141.43 (2025/26) Folkestone & Hythe District Council.

VIEWING

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







Hawthorne Close, Hythe, CT21

Ground Floor = 53.3 sq m / 574 sq ft

First Floor = 26.9 sq m / 289 sq ft

Total = 80.2 sq m / 863 sq ft

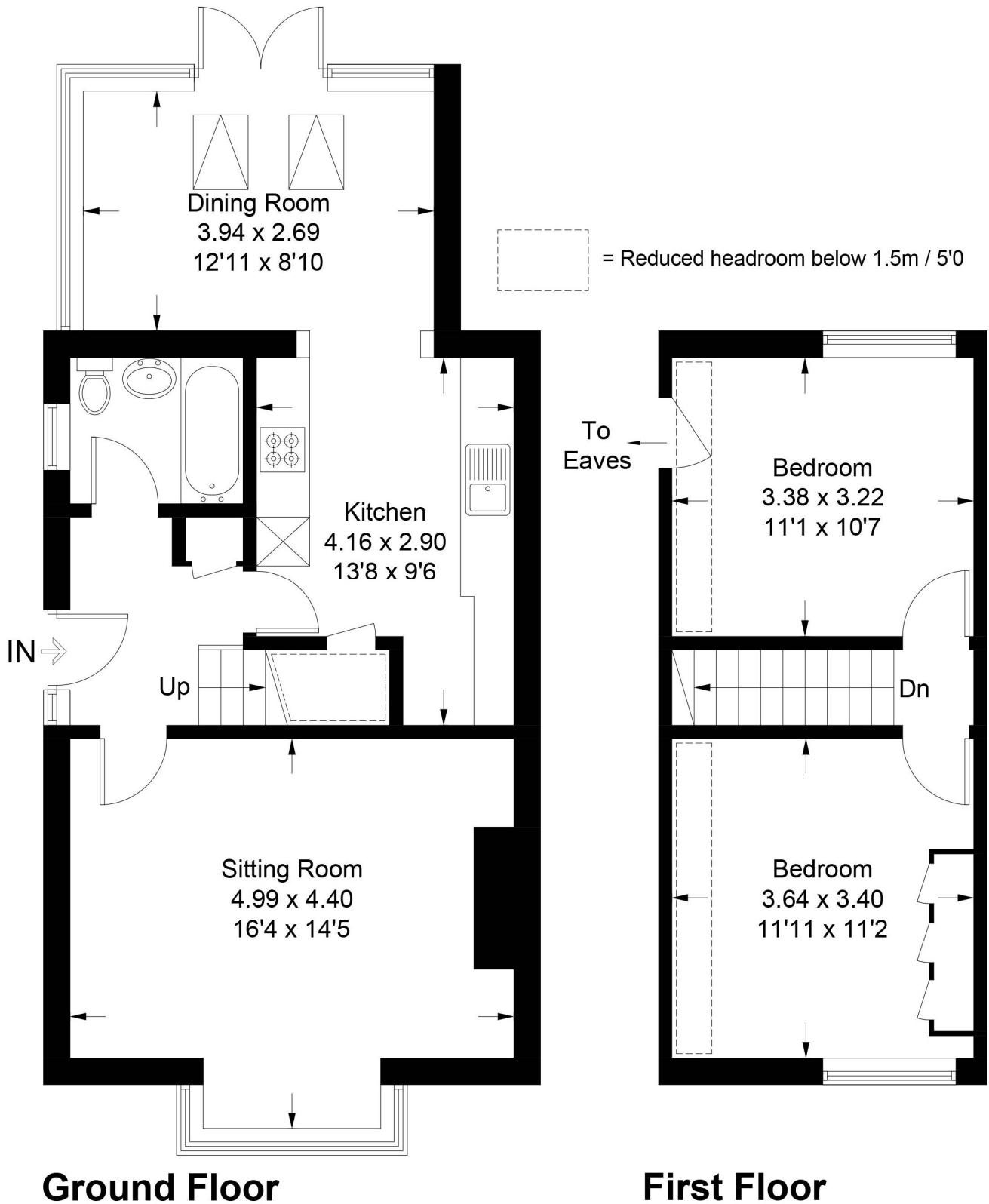


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