



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



BREEZY

£649,950 Freehold

SPRINGFIELD PASSAGE, HYTHE

This detached house is enviably situated in a sought after elevated position from where it commands a southerly aspect over Hythe and of the sea. The accommodation comprises a spacious sitting/dining room, kitchen/breakfast room, balcony, cloakroom, 4 bedrooms & shower room. South facing gardens, double garage, workshop & parking. EPC B.



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Breezy
Springfield Passage (77B North Road)
Hythe CT21 5ER

**Entrance Hall, Kitchen/Breakfast Room, Cloakroom, Utility,
Four Bedrooms, Shower Room, South Facing Balcony,
Sitting/Dining room, South Facing Rear Garden, Front Garden
Double Garage & Workshop, Ample Parking**

DESCRIPTION

This detached house is enviably situated in one of Hythe's most sought after locations and from where it commands spectacular views over the town, of the sea, around the bay to Dungeness and to the coast of France on a clear day. The property whilst appearing to have been generally well maintained it is fair so say it would now benefit from a programme of general updating. However, given its exceptional location and the scarcity of property in the vicinity, is considered well worthy of any expenditure required and presents an increasingly rare opportunity for purchasers to tailor the property to suit their own tastes and requirements.

The accommodation comprises a welcoming entrance hall, kitchen/breakfast room, four bedrooms, shower room and south facing balcony enjoying views over Hythe and of the sea. On the ground floor is a generous sitting/dining room benefiting from a dumb waiter directly to the kitchen and with doors leading out on to a secluded south facing terrace. The property also benefits from solar panels and a generous part boarded attic space provides considerable potential for conversion to provide additional accommodation (subject to all necessary consents being obtained).

The south facing rear garden being relatively level in the main part, steps lead down to the detached double garage and workshop. The front of the property is accessed from Springfield passage.

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 HALL

Entered via an obscure double glazed door with obscure glazed panel to side, access to cloaks cupboard, staircase to ground floor, access to loft space, wood block parquet flooring, coved ceiling, radiator.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base cupboards and drawer units incorporating recess and plumbing for freestanding dishwasher, worksurface inset with 1 ½ bowl sink and drainer unit with mixer tap, Neff ceramic hob with extractor hood above, coordinating wall cupboards, eyelevel Neff double oven, coordinating breakfast bar, tiled splashbacks, double glazed window to front and side enjoying views across Hythe and of the sea, coved ceiling, recessed lighting, radiator, door to side lobby, sliding door to:

UTILITY

Space and plumbing for washing machine, wall mounted gas boiler, door to:-

CLOAKROOM

Low level WC, wash basin with vanity cupboard below, part tiled walls, window to rear.

SIDE LOBBY

Door to front, circular window with views across Hythe and of the sea.

BEDROOM 1

Double glazed window to front with views across Hythe and of the sea, coved ceiling, radiator.

BEDROOM 2

Double glazed window to front, built-in wardrobe cupboards and drawers, coved ceiling, radiator.

BEDROOM 3

Double glazed window to front enjoying views over Hythe and of the sea, coved ceiling, radiator.

SHOWER ROOM

Twin size shower enclosure with thermostatically controlled shower and handheld attachment, low-level WC, wash basin with vanity cupboard below, tiled splashback, shaver point, part tiled walls, obscure double glazed window to side, coved ceiling, radiator.

BEDROOM 4

Double glazed sliding doors giving access to the balcony and with views across Hythe and of the sea, coved ceiling, radiator.

GROUND FLOOR

SITTING/DINING ROOM

Feature brick wall with gas fire set with brass canopy above, wood block parquet flooring, tiled worksurface with display cabinet above and cupboards beneath, cupboard housing dumbwaiter, double glazed window to front and double glazed doors with glazed panels to either side opening to the terrace with views across Hythe and of the sea.

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OUTSIDE

REAR GARDEN

Directly to the rear of the property is a south facing terrace where steps lead down to an area of lawn backed by a variety of shrubs, herbaceous and other plants including David Austin roses, specimen fruit trees and a wildflower lawn, pond with waterfall feature. A further set of steps leads from the side of the property to the:-

DETACHED DOUBLE GARAGE

Two up and over doors to front, personal door to side, power and light, opening through to workshop area.

FRONT GARDEN

The garden to the front is accessed via a wrought iron archway and gate, a resin bound pathway, flanked by camellia, rosemary and a variety of herbaceous shrubs and other plants, leads to the front door and to either side of the property where steps access the side and rear garden.

EPC Rating B.

COUNCIL TAX

Band F approx. £3173.49 (2023/24)
Folkestone & Hythe District Council.

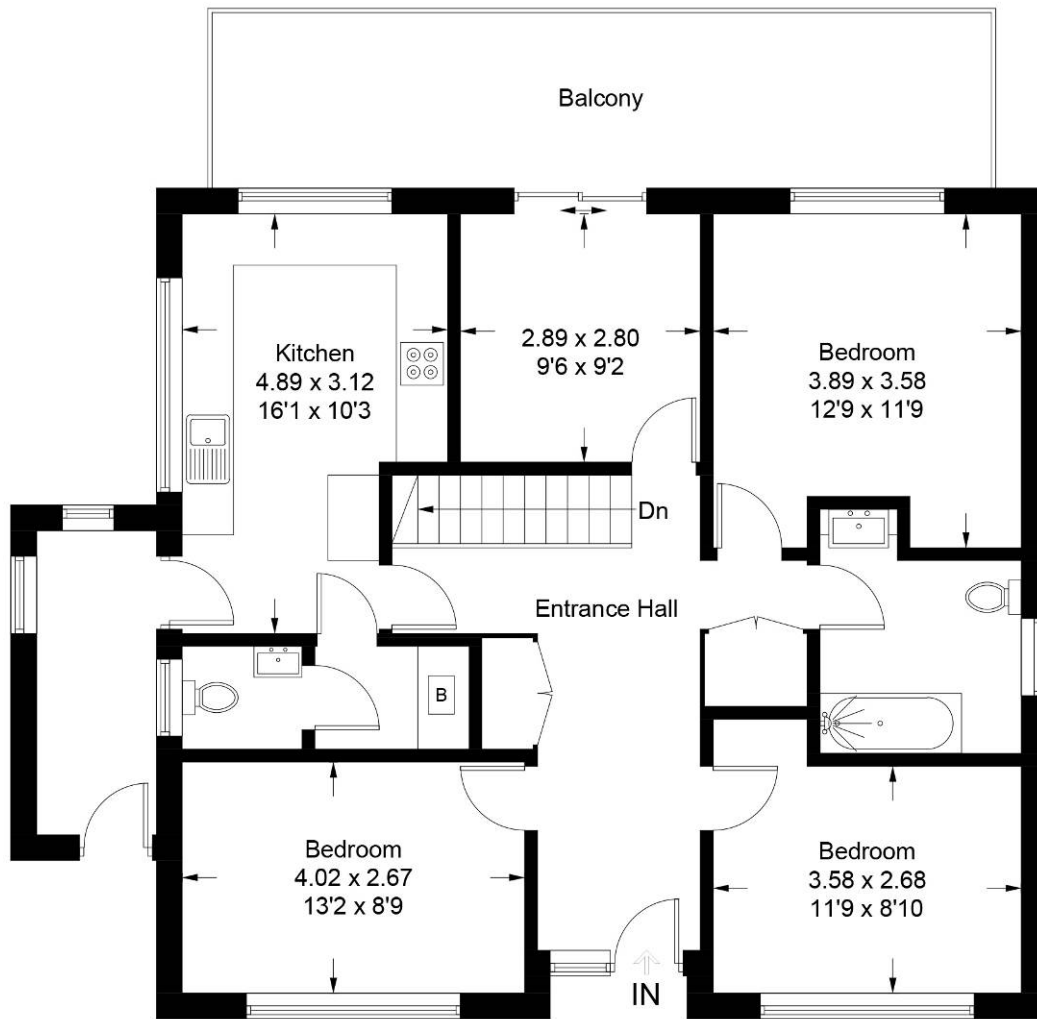
VIEWING

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

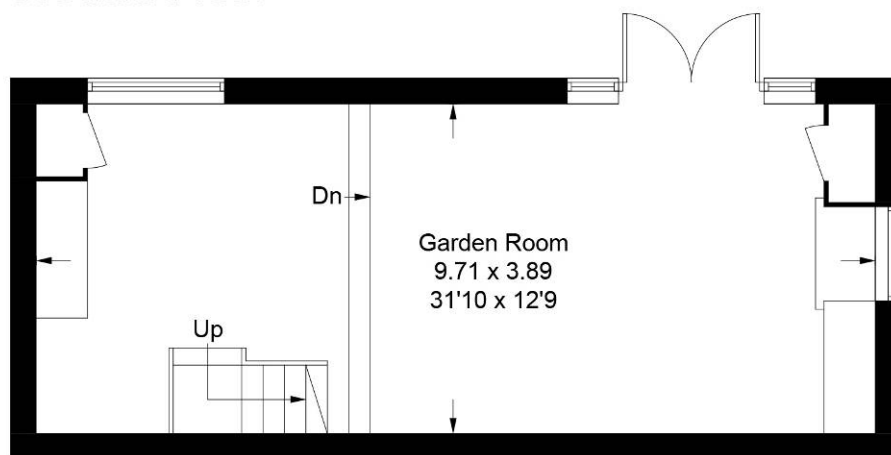


Breezy, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 94.6 sq m / 1018 sq ft
First Floor = 38 sq m / 409 sq ft
Total = 132.6 sq m / 1427 sq ft



Ground Floor



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID950903)