



49 High Street, Hythe, Kent CT21 5AD



**24 NORTH ROAD,
HYTHE**

£585,000 Freehold

Enviably situated on Hythe's pretty hillside, commanding beautiful views over the town and of the sea, this impeccably presented family home is being offered for sale for the first time since 1979. 2 open plan reception rooms, kitchen, utility room, 4 bedrooms. Garage, parking, delightful gardens. EPC C.



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**24 North Road
Hythe CT21 5DT**

**Entrance Hall, Sitting Room open plan to Dining Room,
Kitchen/Breakfast Room, Utility Room, Cloakroom,
Four Bedrooms, Bathroom
Integral Garage, Parking, Delightful Tiered Garden**

DESCRIPTION

This cherished family home is enviably situated on Hythe's picturesque hillside from where it commands a magnificent southerly vista over the town and of the sea. It is being offered for sale for the first time since it was built in 1979 and has been in the hands of the current owner ever since who has ensured that the house has been meticulously maintained and upgraded over the years. It now offers impeccably presented accommodation of particularly comfortable proportions which currently comprises a welcoming entrance hall leading to a generous sitting room which enjoys views to the sea and is open plan to the dining room which opens onto the rear garden. There is a well fitted kitchen/breakfast room leading to a large utility room with a cloakroom beyond. On the first floor there are four very comfortable bedrooms, two with fitted wardrobes, and a family bathroom.

Outside there is an easily maintained garden to the front with a block paved driveway providing off street parking and access to the integral garage. To the rear the delightfully secluded garden has been thoughtfully landscaped and planted for year round interest. There are two paved terraces, one offering shade, one to capture the sun alongside the level expanse of lawn and to the far end of the garden is a large decked terrace and summer house providing a wonderful vantage point from which to enjoy the views and entertain alfresco.

SITUATION

North Road is viewed as being one of Hythe's most desirable locations being high enough up the hillside to benefit from lovely views over the town and of the sea, yet remaining within a short walk of the bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys & Aldi), doctors' surgeries, dentists 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 and Spa, 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 2 miles) and access to the M20 (Junction 11 3 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (4 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 around 4 miles away and the ferry port of Dover is 12 miles away. (All distances are approximate.)



The accommodation comprises:

ENTRANCE HALL

Entered via composite door, double glazed window fitted with plantation style shutters, coved ceiling, tiled floor, radiator, door to:-

SITTING ROOM

Wall mounted electric fire, deep double glazed bay window to front enjoying views over Hythe and of the sea, coved ceiling, radiator, door to kitchen, open plan to:-

DINING ROOM

Double glazed sliding doors giving access to the rear garden, coved ceiling, radiator.

KITCHEN/BREAKFAST ROOM

Well fitted with a range of base cupboard and drawer units incorporating Bosch integrated dishwasher, integrated fridge, recess currently housing Rangemaster oven and hob with extractor hood above, woodblock worksurface inset with 1 ½ bowl stainless steel sink and drainer unit with mixer tap, tiled splashback, coordinating wall cupboards, access to understairs storage cupboard, recessed lighting, coved ceiling, radiator, tiled floor, open through to:-

UTILITY ROOM

Fitted with a range of coordinating cupboards and drawers, worksurface with under mounted butlers sink and mixer tap, coordinating wall cupboards, recess and plumbing for washing machine and tumble dryer, space for freestanding fridge freezer, double glazed window overlooking the rear garden, tiled floor, personal door to garage, radiator, double glazed door giving access to the side of the property, door to:-

CLOAKROOM

Low-level WC, wall hung wash basin, obscure double glazed window to side, recessed lighting, coved ceiling, radiator, tiled floor.

FIRST FLOOR LANDING

Door to airing cupboard housing factory lagged hot water cylinder, access to loft space, doors to:-

BEDROOM 1

Fitted wardrobe cupboards concealed by sliding doors, double glazed window to front fitted with plantation style shutters and enjoying views over Hythe and of the sea, coved ceiling, radiator.

BEDROOM 2

Double glazed window to rear overlooking the garden, coved ceiling, radiator.

BEDROOM 3

Double glazed window to front fitted with plantation style shutters and enjoying views over Hythe and of the sea, timber effect flooring, radiator.

BEDROOM 4

Access to walk in wardrobe cupboard with door to further eaves storage, double glazed window to side fitted with plantation style shutters, radiator.

BATHROOM

Bath in tiled surround with mixer tap and electric shower over and glazed shower screen, pedestal wash basin, low-level WC, part tiled walls, recessed lighting, obscure double glazed window to rear, heated ladder rack towel rail.

EPC Rating Band C.

COUNCIL TAX

Band E approx. £2658.26 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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






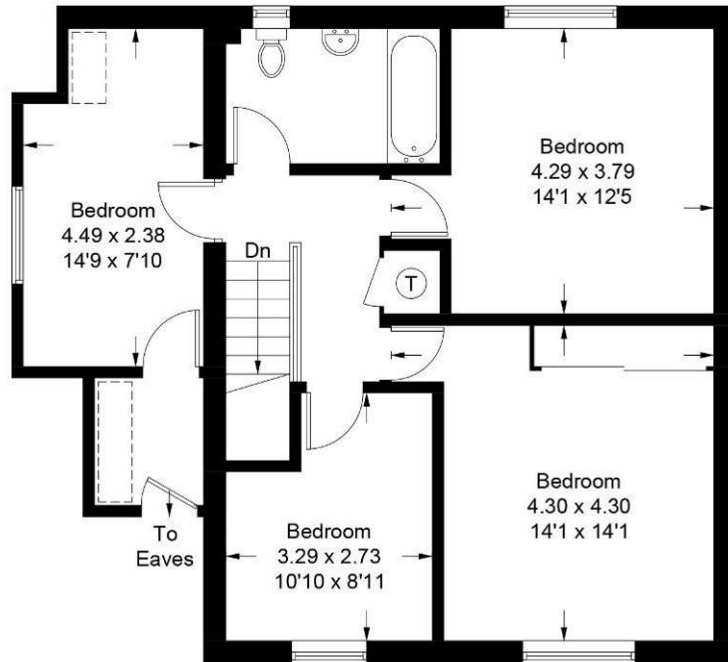


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North Road, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 83.2 sq m / 895 sq ft
First Floor = 67.8 sq m / 730 sq ft
Total = 151.0 sq m / 1625 sq ft

 = Reduced headroom below 1.5m / 5'0



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID965179)