



49 High Street, Hythe, Kent CT21 5AD



29 SPANTON CRESCENT HYTHE

£495,000 Freehold

This well situated detached house offers spacious accommodation including 2 reception rooms, conservatory, kitchen/breakfast room, utility room, shower room, 4 bedrooms (1 en-suite). Some repair works are required to the property, a report is available for inspection. Gardens, double garage, ample parking. EPC D.



29 Spanton Crescent

Hythe, Kent

CT21 4SF

**Entrance Vestibule, Entrance Hall, Sitting Room, Kitchen/Breakfast room,
Dining Room, Utility Room, Shower Room,
Four Bedrooms (Principal with En-Suite Shower Room), Family Bathroom
Off Road Parking, Double Garage, Front & Rear Gardens**

DESCRIPTION

Occupying a prime position on this highly regarded development on Hythe's pretty lower hillside from where it commands some lovely views over the town and of the sea, this well proportioned detached house enjoys particularly comfortably proportioned accommodation. The welcoming entrance hall leads to a generous sitting room which opens onto the lovely conservatory, dining room, well fitted kitchen/breakfast room with integrated appliances and adjoining utility room and shower room. The first floor comprises four bedrooms, the principal bedroom with en-suite shower room, (two of the bedrooms enjoy views over Hythe and of the sea in the distance) and a family bathroom.

To the front of the property a driveway provides parking for two vehicles and access to the attached double garage with electronically operated door. There is side access to the manageable south facing tiered garden which is delightfully secluded and the ideal environment for alfresco dining and entertaining. The property also benefits from Solar Panels.

A recent survey of the property identified some issues in particular with garden retaining walls and the conservatory extension. Subsequently a structural engineers report was commissioned to inspect and comment on issues requiring repair. The report is available for prospective purchasers to view. The price of the property has been significantly reduced to reflect the requirement for the necessary works. The house is now attractively priced and considered well worthy of any expenditure required.

SITUATION

Spanton Crescent is a highly desirable residential area on the lower hillside and close to Saltwood, just over half-a-mile from the town centre and with bus routes to the surrounding areas. The town is well catered for with its 4 supermarkets (including Waitrose, Sainsbury and Aldi), bustling high street with a diverse range of independent shops, boutiques, cafes, restaurants, doctors surgeries and dentists etc. The attractive and unspoilt seafront is approximately 20 minutes walk and the Royal Military Canal, with pleasant towpath is nearby. There is a wide variety of sporting and leisure facilities in the area including the Hotel Imperial Leisure Centre, cricket, bowling and lawn tennis clubs, 2 golf courses and sailing club. There are two good primary schools in the vicinity and a Performing Arts School for ages 11 - 18. There are boys and girls grammar schools in Folkestone which are served by a free bus service from Hythe.

Hythe is very conveniently located for easy access to the M20, Channel Tunnel Terminal, ferry port of Dover, etc.. Sandling main line railway station, approximately 2 miles away on the outskirts of Saltwood, offers regular commuter services to the City. (All distances are approximate). High Speed Link services to St Pancras are available at Folkestone West and Ashford International.



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a composite door with obscure double glazed panels to either side, coved ceiling, radiator, door to:-

ENTRANCE HALL

Staircase to 1st floor, radiator concealed by decorative cover, coved ceiling, doors to dining room & sitting room, door to:-

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated Bosch dishwasher, integrated fridge and Integrated Electrolux double oven, worksurface inset with 1 ½ bowl stainless steel sink and drainer unit with mixer tap, four burner Electrolux gas hob with extractor above, tiled splashback's, coordinating wall cupboards with underlighting, double glazed window to front, timber effect flooring, radiator, door to:-

INNER HALLWAY

Door to garage & utility room, door to:-

SHOWER ROOM

Tiled shower enclosure with electric shower, wash basin with worksurface to either side and vanity cupboards below, low-level WC with concealed cistern, tiled walls, heated ladder rack towel rail, recessed lighting, extractor fan.

UTILITY ROOM

Worksurface inset with stainless steel sink and drainer unit with mixer tap and cupboards beneath, recess and plumbing for washing machine, tiled splashbacks, wall mounted Worcester gas boiler, coordinating wall cupboards, timber effect flooring,

double glazed door giving access to the rear garden.

DINING ROOM

Double glazed window to rear looking the conservatory to the garden beyond, coved ceiling, radiator.

SITTING ROOM

Attractive stone fireplace surround with recess and provision for open fire set on a stone hearth, double glazed window to front, coved ceiling, two radiators, double glazed sliding doors giving access to the:-

CONSERVATORY

Of UPVC construction above a brick built base and under a pitched polycarbonate roof, two radiators, tiled floor, pair of double glazed doors giving access to the rear garden.

FIRST FLOOR LANDING

Access to loft space, door to airing cupboard housing factory lagged hot water cylinder, coved ceiling, double glazed window over stairwell, doors to:-

BEDROOM 1

Fitted wardrobe cupboards concealed by sliding doors, double glazed window to front, coved ceiling, radiator, door:-

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, wash basin with worksurface to either side and vanity cupboards below, low-level WC with concealed cistern, timber effect flooring, recessed lighting, obscure double glazed window, tiled walls, heated ladder rack towel rail.

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BEDROOM 2

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

BEDROOM 3

Double glazed window to front, coved ceiling, radiator.

BEDROOM 4

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

BATHROOM

Wash basin with mixer tap and worksurface to either side and vanity cupboards and drawers below, low-level WC with concealed cistern, panelled bath with mixer tap and handheld shower attachment and glazed shower screen, obscure double glazed window to front, recessed lighting, timber effect flooring, heated ladder rack towel rail.

OUTSIDE

REAR GARDEN

Directly to the rear and accessed from the Utility room and Conservatory is a generous terrace paved in natural stone and spanning the width of the property. A flight of steps lead down to a further paved terrace backed

by a variety of shrubs, herbaceous and other plants including ferns, bay, smokebush and pamapass grass. On the lower level is a timber framed summer house. A natural stone paved pathway to the side of the property leads to a timber gate giving access to the:-

FRONT GARDEN

The garden to front of the property has been designed for ease of maintenance incorporating an artificial lawn backed by a variety of shrubs. There is a driveway providing off road parking for two vehicles and access to the attached double garage.

DOUBLE GARAGE

Electric roller door to front, access to the solar panel controls, double glazed window to rear, door to Inner hall.

EPC Rating D.

COUNCIL TAX

Band F approx. £3321.73 (2024/25)
Folkestone & Hythe District Council.

VIEWING


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

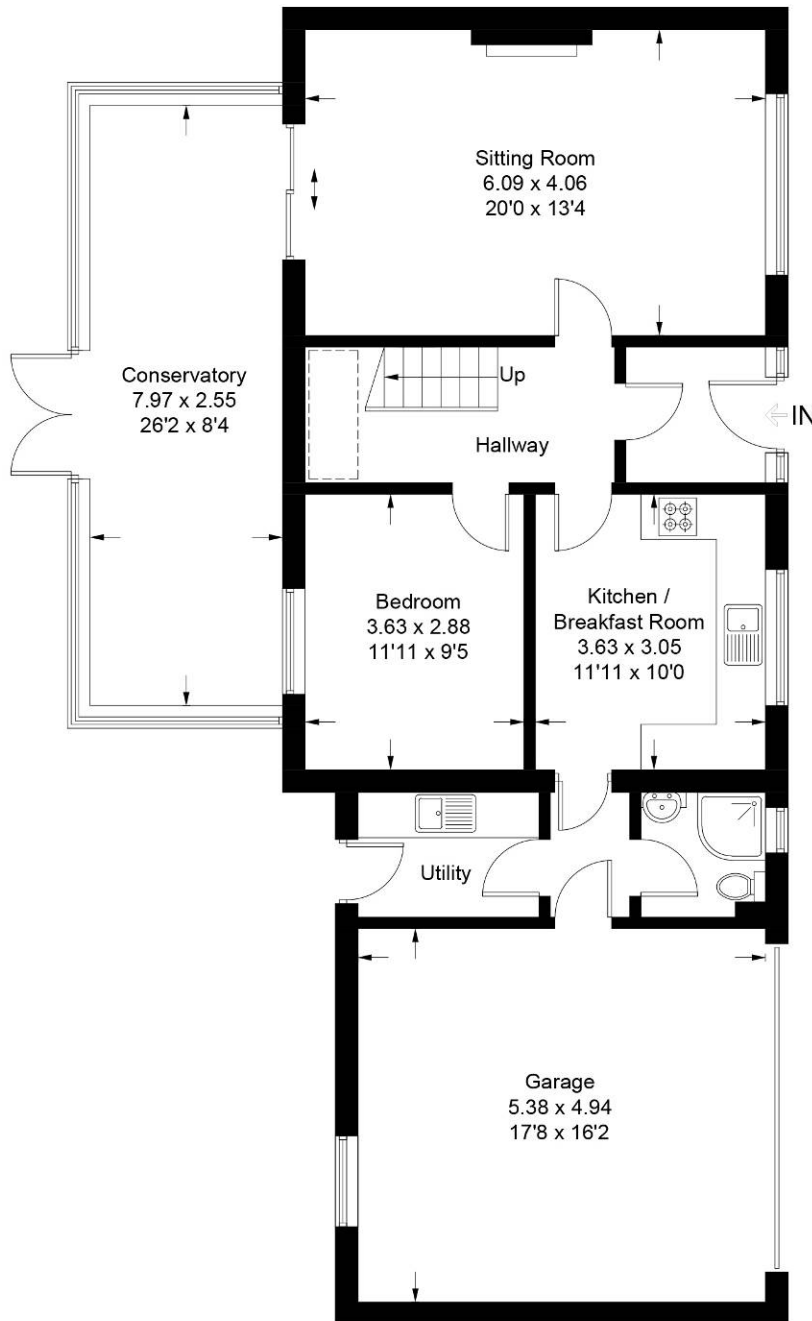




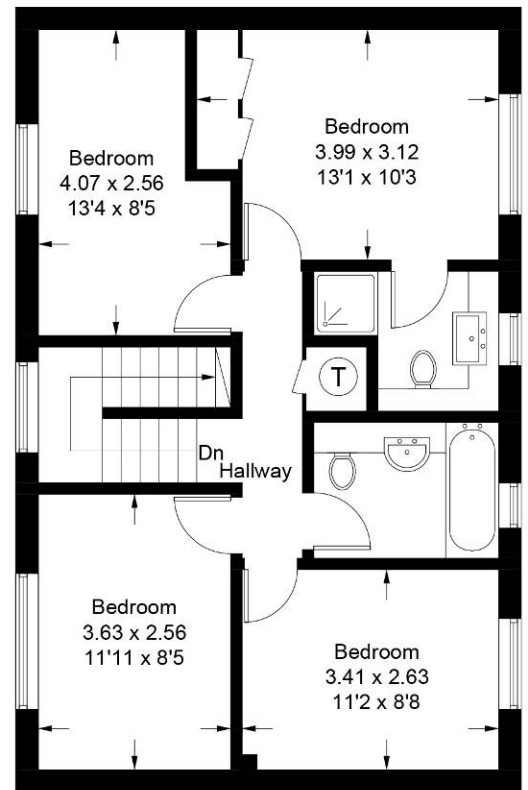
Spanton Crescent, Hythe, CT21

Approximate Gross Internal Area
 Ground Floor = 121 sq m / 1302 sq ft
 First Floor = 59.8 sq m / 644 sq ft
 Total = 180.8 sq m / 1946 sq ft

 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID970141)