



49 High Street, Hythe, Kent CT21 5AD



22 IMPERIAL GARDENS HYTHE

£735,000 Freehold

Enviably situated on a small and prestigious development in the grounds of The Imperial Hotel, this stunning 3 bedroom house offers beautifully appointed accommodation which has been designed to compliment a modern lifestyle. The house also benefits from a delightful west facing garden and parking. EPC B



22 Imperial Gardens, Hythe CT21 6FA

**Entrance Hall, Garden Room, Utility Room, Cloakroom,
First Floor Landing, Three Double Bedrooms (one En-Suite), Bathroom,
Sitting Room, Balcony, Kitchen/Dining Room, West Facing Garden, Parking**

DESCRIPTION

Enviably situated on this prestigious development, this impressive semi-detached house is the perfect home from which to enjoy all of the amenities Hythe has to offer. Everything is within reach yet you remain cosseted in the tranquil environment which is Imperial Green. The Hotel Imperial is on the doorstep offering a gym, spa, pool, champagne bar and restaurants, the beach is seconds away, enjoy beautiful walks along the promenade or along the banks of the historic Royal Military Canal, or stroll to the bustling town centre.

A fantastic opportunity to acquire a contemporary style property with comfortable accommodation which is arranged over three floors and has been designed to compliment a modern lifestyle. This comprises a welcoming hallway leading to a lovely garden room (successfully created by converting the original garage) which unites the house with the garden, the utility room and cloakroom. On the first floor there are three double bedrooms (the principal room with a sleek modern en-suite shower room) and an equally smart bathroom. The second floor is home to the stunning sitting room with its vaulted ceiling, wood burning stove and adjoining balcony overlooking the Imperial grounds. Pocket doors seamlessly connect the living space with the superb kitchen/dining room with integrated appliances, granite worktops and some lovely views of the sea. The house was upgraded during the build with various optional extras including converting the garage into another room opening out into the garden, solid white painted internal doors throughout the house and granite worktops in the kitchen. The current owners have upgraded the utility room to its current specifications and also upgraded the central heating system by installing a Honeywell Home heating control system that allows control of each radiator valve remotely by wifi from anywhere in the world using a mobile phone or tablet. This allows a much more effective and economic use of the central heating system.

The west facing garden has been thoughtfully landscaped and planted with ease of maintenance and year round interest in mind and to provide a delightful environment in which to relax or entertain alfresco. There is also access to the beautiful gardens of The Imperial Hotel. To the front of the house the driveway provides parking.

SITUATION

Hythe's prestigious Imperial Green development is set in the grounds of The Imperial Hotel & Leisure Centre, adjacent to the banks of the historic Royal Military Canal, on level ground, moments from the attractive unspoilt seafront and beach. A short stroll leads to Waitrose and across the road to the town centre with its bustling High Street offering a wide range of independent shops, boutiques, cafes, restaurants, and doctors' surgeries etc. The town is also well served by 4 supermarkets (including Waitrose, Sainsburys and Aldi). There is a wide range of sporting and leisure facilities available nearby, including the Hotel Imperial Leisure Centre, cricket, lawn tennis, bowls, 2 golf courses, sailing clubs, etc.

Commuting links are excellent. The High Speed Link is available from both Folkestone (3 miles) and Ashford (10.5 miles) with journey times direct to St Pancras of around 53 minutes and 38 minutes respectively. The motorway network (M20 Junction 11) is 3.5 miles distant, main line railway station at Sandling, (2.6 miles), the Channel Tunnel Terminal 4 miles, the ferry port of Dover 13.5 miles and Ashford International Passenger Station 10.5 miles. (All times and distances are approximate).



The accommodation comprises:

COVERED ENTRANCE PORCH

Recessed downlighter, timber effect composite door with obscured double glazed porthole window opening to:

RECEPTION HALL 19 8 x 5 2

Engineered oak flooring, dumbwaiter (micro lift) serving all floors, staircase to 1st floor, access to understairs storage cupboard and additional deep storage cupboard of half landing, recessed lighting, radiator, doors to:

GARDEN ROOM 16 10 x 9 1

Engineered oak flooring throughout, full wall of bespoke shelving, recessed lighting, bi-folding doors opening to and uniting the space with the garden, radiator.

UTILITY ROOM 8 x 5 11

Fitted with a base cupboard with recesses and provision for washing machine, freestanding slimline fridge and freezer, square edged quartz worktops inset with circular sink with grooved drainer to side and mixer tap, coordinating wall cupboards incorporating integrated combi microwave/oven, one housing Ideal Logic gas fired boiler, tiled floor, recessed lighting, timber effect composite door with double glazed panel to side to the garden, radiator.

CLOAKROOM

Fitted with a contemporary suite comprising low level WC with concealed cistern, wall hung wash basin with mixer tap, tiled floor, recessed lighting, obscured double glazed window to side, radiator.

FIRST FLOOR LANDING

Access to deep heated linen cupboard housing pressurised hot water cylinder, radiator, staircase continuing second floor with half landing off which there is a further deep storage cupboard, doors to:

PRINCIPAL BEDROOM SUITE 16 x 12 4

Full wall range of fitted wardrobe cupboards concealed by contemporary sliding doors, double glazed window to front, radiator, cupboard housing dumbwaiter, door to:

EN-SUITE SHOWER ROOM

Walk-in shower enclosure fitted with rain-head shower and separate handheld attachment, low-level WC, wall hung wash basin with mixer tap and vanity drawer below, mirror, wall light and shaver point over, tiled floor, tiled walls, recessed lighting, heated ladder rack towel rail.

BEDROOM 12 4 x 9 6

Double glazed window to rear overlooking the garden and enjoying views over The Imperial grounds, radiator.

BEDROOM 11 5 x 9 9

Double glazed window to rear overlooking the garden and enjoying views over The Imperial grounds, radiator.

BATHROOM

Well fitted with a contemporary suite comprising panelled bath with mixer tap and separate thermostatically controlled shower, glazed shower screen, low-level WC with concealed cistern, wall hung wash basin with mixer tap and vanity drawer below, tiled floor, tiled walls, mirrored alcove with shaver point, recessed lighting, heated ladder rack towel rail.

SECOND FLOOR LANDING

Built-in storage cupboard over stairwell, pair of light tubes flooding the space with natural light, video entry phone, radiator, door to:

SITTING ROOM 19 6 x 13 0

A dramatic space set beneath a vaulted ceiling incorporating a pair of electronically operated Velux rooflights, engineered oak flooring throughout, fireplace recess housing contemporary cast iron, gas fired log effect burner above a tiled hearth, wall light points, double glazed casement door with window to side and above, fitted with a motorised blind and opening to a Juliet balcony enclosed by glass balustrade and from where views over The Imperial grounds and to the sea and Dungeness in the distance can be enjoyed, double glazed sliding patio doors opening to balcony from where similar views can be enjoyed, pair of pocket doors opening to:



KITCHEN/DINING ROOM 15 8 x 11 9

Arranged in two defined areas and set beneath a vaulted ceiling, the kitchen being well fitted with a comprehensive range of contemporary base cupboard and drawer units incorporating integrated fridge, freezer, wine fridge and dishwasher, square edged granite worktops inset with four burner gas hob and 1 ½ bowl stainless steel sink with grooved drainer to side and mixer tap, coordinating wall cupboards, full height shelved larder cupboard, integrated eyelevel double oven/grill, dumbwaiter serving the ground and first floor, double glazed casement door with double glazed window to side opening to shallow balcony to front from sideways views to the sea can be enjoyed, further double glazed corner window enjoying views towards the sea, radiator.

OUTSIDE

FRONT GARDEN

The gardens to the front of the properties are owned by and managed by the management company and directly to the front of the house is a block paved covered driveway providing off-road parking from where a block paved pathway leads to the front door and continues to the side of the property where access can be gained to the:

REAR GARDEN

The garden to the rear of the property enjoys a south westerly aspect and is well enclosed by close boarded timber panelled fencing. Directed to the rear of the house is an attractive paved terrace partially set beneath a timber framed pergola and leading to the remainder of the garden which is topped in shingle for ease of maintenance with various raised beds which have been thoughtfully planted for year round interest with a variety of shrubs, herbaceous and other plants including roses, olive tree, palm tree, canna lilies, lavender and salvias amongst others. There is also an attractive water feature alongside a further corner pergola. To the far end of the garden a gate opens to The Imperial grounds. Outside lighting, outside tap, outside power point.

NB We are advised that there is an annual service charge of circa £600 for the maintenance of the communal parts.

EPC Rating Band B

COUNCIL TAX

Band E approx. £2685.26 (2023/24)
Folkestone & Hythe District Council.

VIEWING

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





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Imperial Gardens, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 37.7 sq m / 406 sq ft
First Floor = 56.2 sq m / 605 sq ft
Second Floor = 49.6 sq m / 534 sq ft
Total = 143.5 sq m / 1545 sq ft

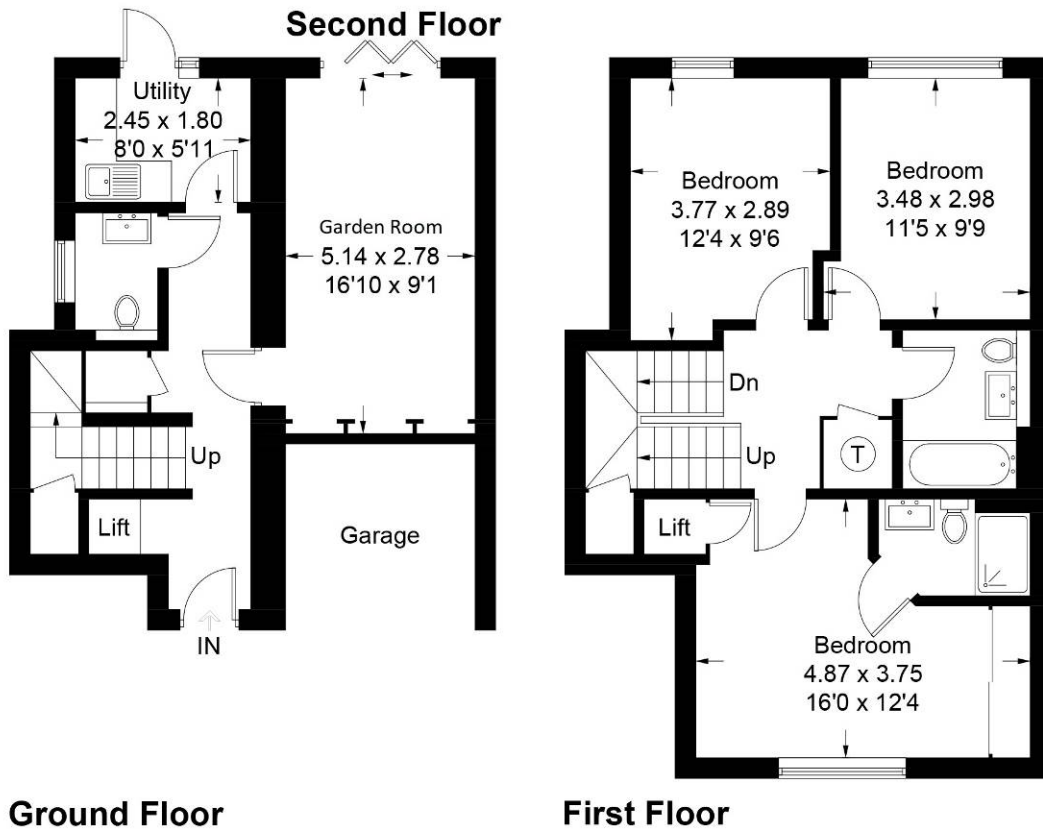
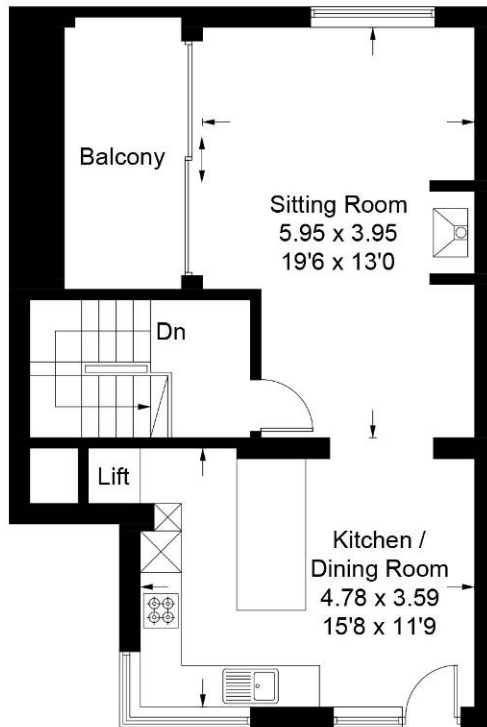


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