



49 High Street, Hythe, Kent CT21 5AD



## 5 SAXON CLOSE HYTHE

**£575,000 Freehold**  
**NO ONWARD CHAIN**

Detached bungalow situated in a highly desirable cul-de-sac, on level ground, a short distance from the town centre. The well proportioned accommodation comprises a generous sitting room, kitchen/dining room, conservatory, three bedrooms, cloakroom, and a bathroom. Garage, parking, south west facing garden. EPC D



# 5 Saxon Close Hythe CT21 5QS

**Entrance Hall, Kitchen/Dining Room, Sitting Room,  
3 Bedrooms, Bathroom, Cloakroom,  
Front & Rear Gardens, Garage, Parking**

## **DESCRIPTION**

Rarely available and incredibly sought after, a detached bungalow situated in a highly desirable cul-de-sac, on level ground within walking distance of Hythe s High Street. The property appears to have been well maintained and offers comfortably proportioned and attractively presented accommodation. This comprises an entrance vestibule, a welcoming entrance hallway, a generous sitting room with sliding doors to the adjoining conservatory, a kitchen/dining room, three bedrooms, a cloakroom and bathroom.

The property occupies a corner plot and enjoys a generous driveway providing off road parking and access to the attached garage. Side access can be gained to the rear garden which is a particularly appealing aspect of the property enjoying a south/westerly aspect and being thoughtfully planted for year-round interest. A particularly appealing environment for alfresco entertaining or just in which to relax and enjoy the sun.

## **SITUATION**

The property is situated in an exclusive cul-de-sac on level ground within reasonable walking distance of the attractive unspoilt seafront and beach and the historic Royal Military Canal. The town centre with its busy High Street, 4 supermarkets (including Waitrose & Sainsbury) and range of independent shops, boutiques, cafes, restaurants, and doctors surgeries is also nearby. There is a wide range of sporting and leisure facilities available nearby, including the Hotel Imperial Leisure Centre (which is virtually on the door step ), cricket, lawn tennis, bowls, 2 golf courses and sailing clubs, etc., many of which are a short walk along the canal bank.

The area is fortunate in having particularly good communications as there is a main line railway station and access points for the M20 motorway (Junctions 11 and 12) only 3 and 4 miles away respectively, making it possible to reach Central London within about 1½ hours by both road and rail. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is only just over three miles away. Folkestone West (approx 5 miles distant) offers a high speed service to London St Pancras with journey times of under an hour. The ferry port of Dover is 12 miles away. (All distances are approximate).

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The accommodation comprises:

### **ENTRANCE VESTIBULE**

Entered via a double glazed door with double glazed panel to side, access to cloaks cupboard, coved ceiling, radiator, door to:-

### **ENTRANCE HALL**

Access to loft space, doors to bedrooms, bathroom and kitchen, double doors to:-

### **SITTING ROOM**

Double glazed sliding doors giving access to the conservatory, coved ceiling, radiator, double doors through to:-

### **KITCHEN/DINING ROOM**

Well fitted with a range of base cupboard and drawer units incorporating recess for undercounter fridge and freezer, recess and plumbing for washing machine, worksurface inset with sink and drainer unit with mixer tap, Neff ceramic hob with extractor hood above, tiled splashbacks, coordinating wall cupboards (one housing the Worcester gas boiler) double glazed windows to side and rear, double glazed door to the rear garden, tiled floor, coved ceiling, radiator.

### **CONSERVATORY**

Of UPVC construction above a brick built base and under a pitched polycarbonate roof, double glazed doors to either side giving access to the garden.

### **CLOAKROOM**

Low-level WC, wall hung wash-basin, obscure double glazed window, radiator.

### **BEDROOM 1**

Double glazed window, coved ceiling, radiator.

### **BEDROOM 2**

Double glazed window, tiled shower enclosure with electric shower, coved ceiling, extractor fan, radiator.

### **BEDROOM 3**

Double glazed window, coved ceiling, radiator.

### **Bathroom**

Panelled bath with mixer tap and handheld shower attachment and glazed shower screen, low-level WC, wash basin set into worksurface with vanity cupboards below, tiled walls, tiled floor, obscure double glazed window, heated ladder rack towel rail, coved ceiling.

### **OUTSIDE**

#### **Front garden**

The garden to the front of the property is predominately occupied by a generous block paved driveway providing off road parking for two vehicles and access attached garage. A timber gates give access to the side of the property to the rear garden.

#### **GARAGE**

Electric roller door to front, double glazed door and double glazed window to rear, separate store area, power and light.

#### **REAR**

The garden to the rear of the property encompasses two sides and is well enclosed by close boarded timber panelled fencing and enjoys areas of lawn backed by sculpted borders, a circular paved patio and a vegetable garden. Timber framed shed. A timber gate gives access on to the banks of the Royal Military Canal.

#### **EPC Rating D**

#### **COUNCIL TAX**

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

#### **VIEWING**

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







# Saxon Close, Hythe, CT21

Approximate Gross Internal Area = 111.4 sq m / 1199 sq ft  
(Including Garage)

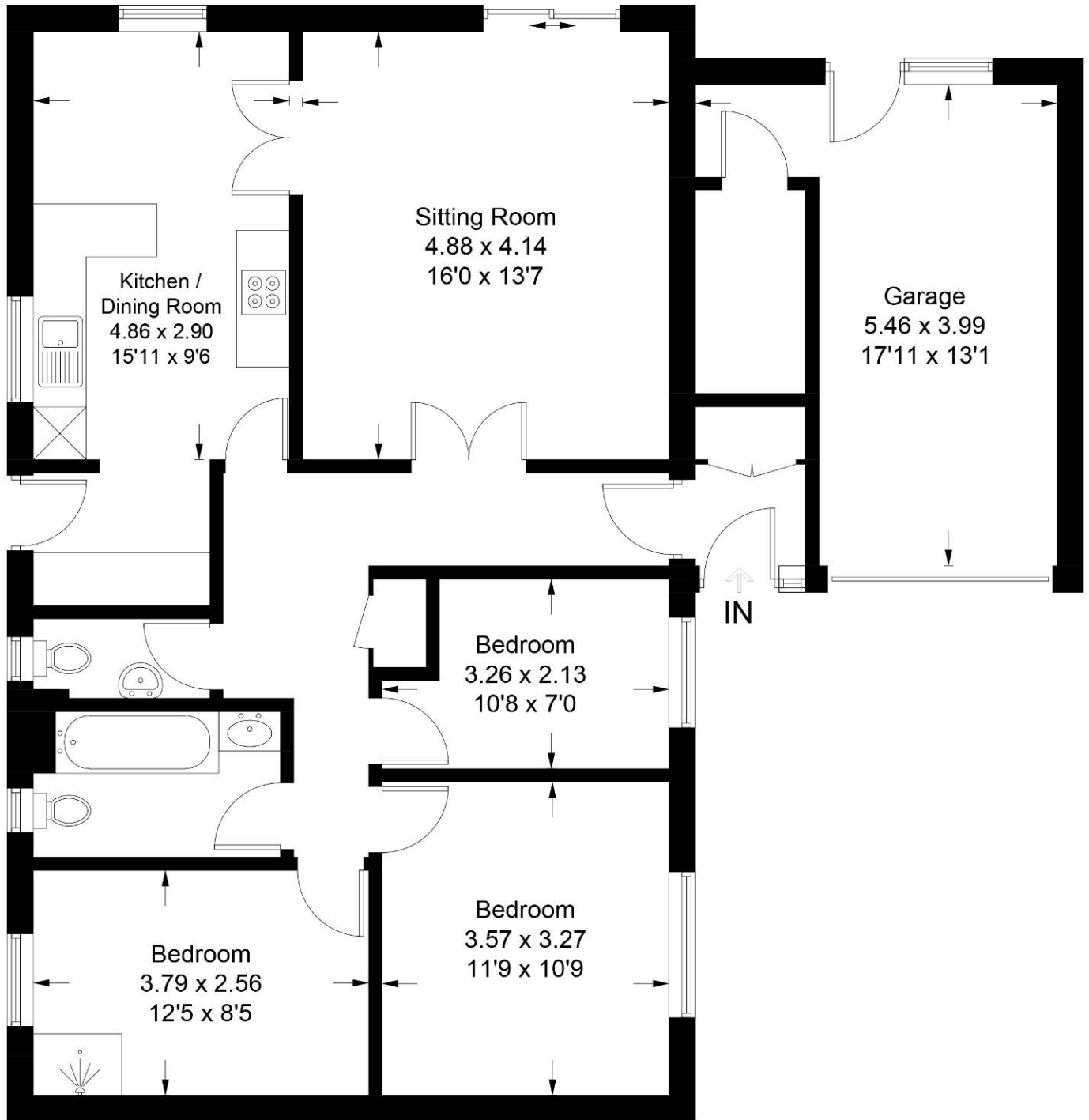


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