



49 High Street, Hythe, Kent CT21 5AD



## **13 FISHER CLOSE HYTHE**

**£600,000 Freehold**

This handsome semi-detached house is situated on a highly regarded cul-de-sac on level ground and within a short walk of the High Street. The spacious and impeccably presented accommodation comprises a sitting room/dining room, fitted kitchen, conservatory/utility, three bedrooms, two shower rooms and a useful loft room. Garage, off road parking and delightful rear garden. EPC D



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**13 Fisher Close  
Hythe  
CT21 6AB**

**Entrance Vestibule, Entrance Hall, Sitting/Dining Room  
Kitchen, Conservatory/Breakfast Room/Utility Room,  
Three Double Bedrooms, Shower Room, Useful Loft Room,  
Delightful Garden, Garage, Off Road Parking**

**DESCRIPTION**

This handsome neo-Georgian semi-detached house occupies a secluded plot on a much sought after cul-de-sac. The property has been thoughtfully extended to the side and provides versatile accommodation of very comfortable proportions which is impeccably presented throughout. The light and airy, dual aspect open-plan sitting/dining room is open plan to a smart kitchen (with the benefit of a newly installed boiler). There is also a conservatory breakfast room/utility area and a shower room on the ground floor. The first floor comprises three comfortable bedrooms and a well designed shower room. There is also a useful loft room on the second floor.

The house has pedestrian access from Wakefield Walk and vehicular access to the rear from Fisher Close where there is parking before the garage. The garden is delightfully secluded and enjoys a southerly aspect.

**SITUATION**

The property is situated on an exclusive cul-de-sac on level ground only minutes from the attractive unspoilt seafront and beach and the historic Royal Military Canal. The town centre with its busy High Street, 3 supermarkets (including Waitrose which is a short level walk away) and range of independent shops, boutiques, cafes, restaurants, and doctors surgeries is a short walk away. 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 convenient for communication to London and the Continent with the M20 motorway (Junction 11) 3.8 miles distant, the Channel Tunnel Terminal 3.5 miles distant and Sandling main line railway station 2 miles distant. High speed rail services run from Ashford and Folkestone to St Pancras, London with journey times of less than an hour. (All distances are approximate.)



The accommodation comprises:

### **ENTRANCE VESTIBULE**

Entered via a composite door with obscure double glazed full height windows to side, tiled floor, coved ceiling, timber and obscure glazed door to:-

### **ENTRANCE HALL**

Staircase to 1st floor, access to under stairs storage cupboard, door to kitchen and shower room, coved ceiling, timber flooring, radiator, engineered wood flooring, double doors opening to:-

### **SITTING/DINING ROOM**

Double glazed bay window to front, double glazed doors with double glazed windows to either side opening onto the rear garden, coved ceiling radiator dining area, radiators, engineered wood flooring, open through to:-

### **KITCHEN**

Well fitted with a range of base cupboard and drawer units incorporating deep pan drawers, integrated Bosch dishwasher, integrated fridge and freezer, Corian worktops inset with moulded sink with mixer tap and grooved drainer to side, Neff four burner gas hob extractor hood above, tiled splashback's, coordinating wall cupboards (one housing the Worcester gas boiler), integrated Neff microwave, further bank off full height coordinating cupboards incorporating Neff double oven, double glazed window overlooking the garden, door back through to entrance hall, access to walk-in larder cupboard, coved ceiling, double glazed door to:-

### **CONSERVATORY/UTILITY ROOM**

Set beneath a pitched double glazed roof, fitted with base cupboards, recess and plumbing for washing machine, wood block worksurface inset with Belfast sink with mixer, tiled floor, double glazed doors giving access to the rear garden.

### **SHOWER ROOM**

Set beneath a pitched double glazed roof, low-level WC, walk in twin size shower enclosure with thermostatically controlled shower, wash basin set in to worksurface with cupboards and drawers beneath, coordinating wall cupboards, tiled walls, shaver point, tiled floor, heated ladder rack towel rail.

### **FIRST FLOOR LANDING**

Staircase to loft room, access to deep shelved linen cupboard, coved ceiling, double glazed window to side, radiator, doors to:-

### **BEDROOM 1**

Built-in wardrobe cupboards, fitted drawers and coordinating dressing table, double glazed window to front coved ceiling, contemporary vertical radiators.

### **BEDROOM 2**

Fitted wardrobes concealed by sliding doors, circular wash basin set in to worksurface with cupboards beneath, double glazed window overlooking the rear garden, coved ceiling, radiator.

### **BEDROOM 3**

Fitted wardrobe cupboard concealed by sliding doors, double glazed window to front, coved ceiling, radiator.

### **SHOWER ROOM**

Well fitted with a contemporary walk-in twin size shower enclosure with moulded seat and thermostatically controlled rain head shower and separate handheld attachment, low-level WC with concealed cistern, wall hung wash basin with vanity drawer below, shaver point, tiled floor, heated ladder rack towel rail, double glazed window to rear.

### **LOFT ROOM**

Fitted with a range of wardrobes with central bookcase, access to eaves storage, access to loft space, double glazed Velux windows, double glazed window to side, radiators.





## OUTSIDE

### REAR

The garden to the rear of the property is predominantly paved for ease of maintenance with a flower bed and borders planted with a variety of shrubs, herbaceous and other plants including roses, hydrangea and peonies amongst others. A further seating area topped in slate is set beneath a eucalyptus tree. Directly to the rear is access to the garage.

### GARAGE

Electric roller door to front and rear, power and light.

### FRONT GARDEN

The garden to the front of the property is laid extensively to lawn with a pathway leading to the front door.

### EPC Rating D

### COUNCIL TAX

Band E approx. £2944.46 (2025/26)  
Folkestone & Hythe District Council.

### VIEWING


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

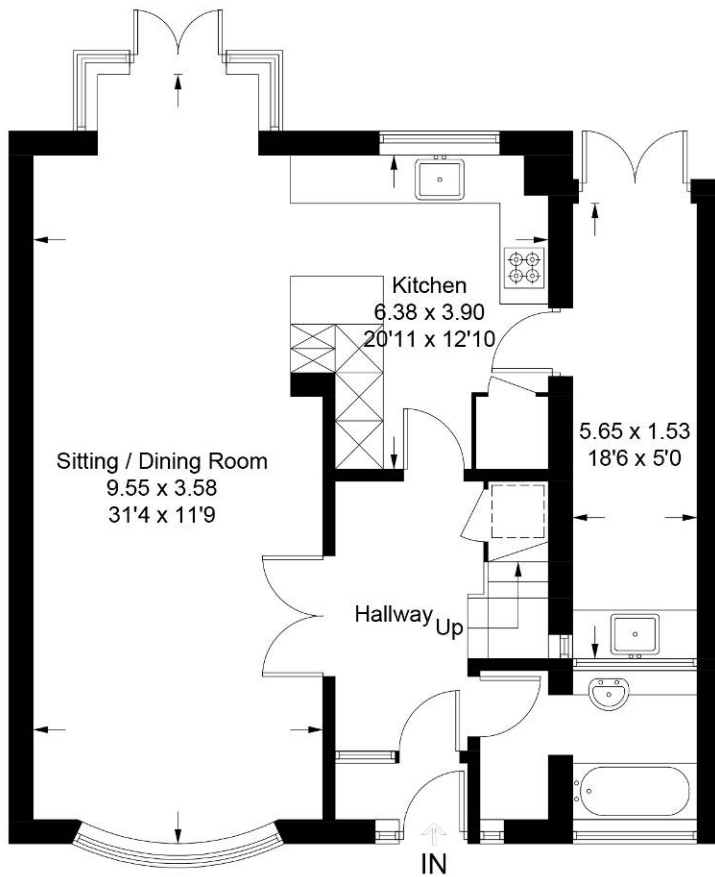


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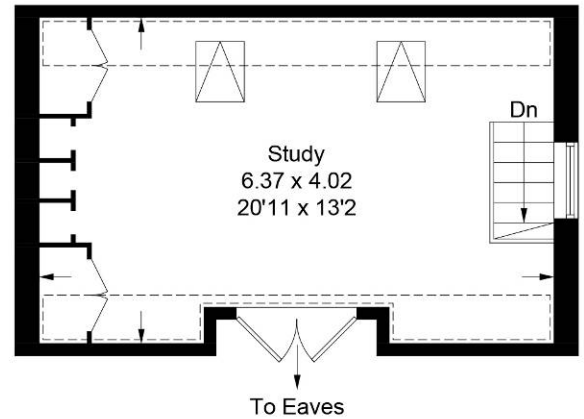
# Fisher Close, Hythe, CT21

Approximate Gross Internal Area  
 Ground Floor = 70.0 sq m / 753 sq ft  
 First Floor = 52.8 sq m / 568 sq ft  
 Second Floor = 24.9 sq m / 268 sq ft  
 Total = 147.7 sq m / 1589 sq ft

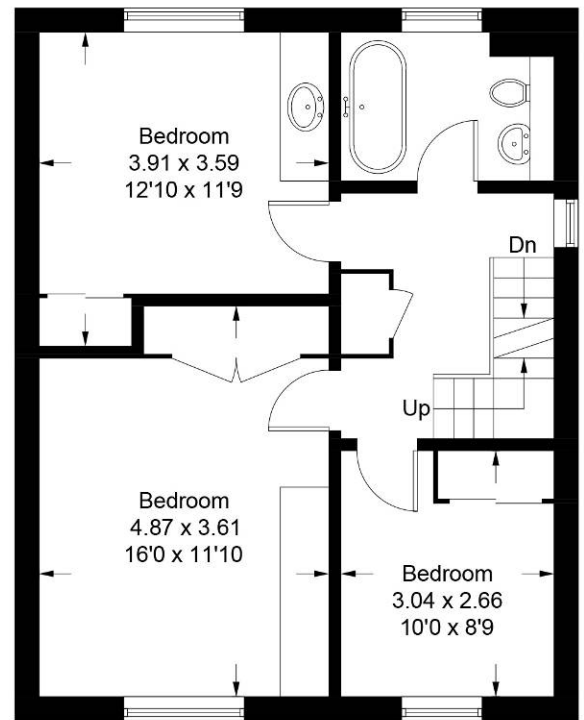
 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**Second Floor**



**First Floor**

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