



49 High Street, Hythe, Kent CT21 5AD



THE HOLLIES LONDON ROAD, HYTHE

£525,000 Freehold
NO ONWARD CHAIN

A handsome semi-detached property in a sought after elevated position. Spacious accommodation comprising an entrance hall, sitting room, dining room, sun room, kitchen/breakfast room, cloakroom, three bedrooms and a shower room. Delightful rear garden, two garages and off road parking. EPC D.



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**The Hollies
London Road
Hythe CT21 4JH**

**Entrance Hall, Sitting Room, Dining Room,
Sun Room, Kitchen/Breakfast Room, Cloakroom,
Three Double Bedrooms (Principal with access to roof terrace)
Generous Loft Space
Delightful Gardens, Two Garages, Driveway & Off Road Parking**

DESCRIPTION

The Hollies is a handsome semi-detached property which occupies an elevated position on a generous plot and offers comfortably proportioned accommodation. The house has been in the ownership of the same family for many years and it is fair to say that it would now benefit from general updating, but, with considerable scope to extend (subject to all necessary consents and approvals being obtained) has the potential to provide an exceptionally comfortable family home.

The accommodation comprises a welcoming entrance hall, a generous sitting room, dining room, sun room, kitchen/breakfast room, rear lobby and cloakroom. On the first floor there are three bedrooms (the principal with access to a generous roof terrace and enjoying views across Hythe and to the sea) and a shower room. The property also benefits from a large loft space.

Outside the gardens are a delight with a secluded rear garden with expanses of lawn and specimen trees and a summer house. There is also ample parking to the front and two garages.

SITUATION

London Road is a desirable situation on the hillside, approximately 1 mile from the town centre and close to 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, 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 double glazed door, double glazed windows to either side, door to:-

ENTRANCE HALL

Staircase to 1st floor, coved ceiling, radiator.

SITTING/DINING ROOM

Tiled fireplace surround inset with woodburning stove, double glazed bay window to front, coved ceiling, radiator, open through to:-

DINING ROOM

Double glazed window to front, coved ceiling, radiator, double doors to:-

SUN ROOM

Pair of timber panelled glazed doors giving access to the rear garden, radiator, open through to:-

KITCHEN/BREAKFAST ROOM

Well fitted with a range of base cupboards and drawer units incorporating recesses housing freestanding slimline dishwasher and washing machine, worksurface inset with twin bowl sink with mixer tap and drainer to side, ceramic hob, tiled splashbacks, double glazed windows overlooking the rear garden, further bank of cupboards with integrated Neff double oven, floorstanding Worcester gas boiler, coordinating display cabinets, radiator, timber panelled door giving access to the:-

Door to rear garden, door to:-

CLOAKROOM

Close coupled WC, wall hung wash basin, coved ceiling, obscure glazed window to rear.

FIRST FLOOR LANDING

Access to loft space, access to airing cupboard housing the factory lagged hot water cylinder with storage cupboard above, coved ceiling, doors to:-

SHOWER ROOM

Twin size shower enclosure with thermostatically controlled shower, low-level WC, pedestal wash basin, tiled walls, obscure double glazed window to rear, coved ceiling, heated ladder rack towel rail.

BEDROOM 1

Built in wardrobe cupboards, double glazed windows to front, coved ceiling, radiator, double glazed door opening to:-

ROOF TERRACE

Well enclosed by wrought iron balustrade and enjoying views across Hythe and the sea in the distance.

BEDROOM 2

Built-in wardrobe cupboard, double glazed window overlooking the rear garden, wall hung display cabinet, timber floor boards, coved ceiling, radiator.

BEDROOM 3

Double Glazed window to front, built-in cupboard, radiator.

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OUTSIDE

REAR GARDEN

Directly to the rear of the house a flight of steps leads up to an area of lawn backed by borders well stocked with various shrubs, herbaceous and other plants. The garden continues upwards to a further wide expanse of lawn with various specimen shrubs and trees including Corkscrew Hazel, Maple and Hollys amongst others. Also within this area is a timber framed summerhouse with a generous decked terrace before it. A mixed evergreen hedge conceals the far end of the garden where there are various fruit trees and a lightly wooded area extending to the rear boundary.

FRONT GARDEN

The Hollies is approached via a driveway accessed from London Road leading to a level parking area providing off street parking for a

two vehicles and access to the **ATTACHED SINGLE GARAGE with** timber door to front and pwer and light & **DETACHED GARAGE** which is of a generous size with up and over door to front, power and light. Between the garages a pathway leads to the rear garden.

FRONT GARDEN

Directly to the front of the house is a an area of lawn with borders planted with a variety of shrubs. A flight of steps and a pathway lead to the front door.

EPC Rating D.

COUNCIL TAX

Band D approx. £2197.03 (2022/23)
Folkestone & Hythe District Council.

VIEWING

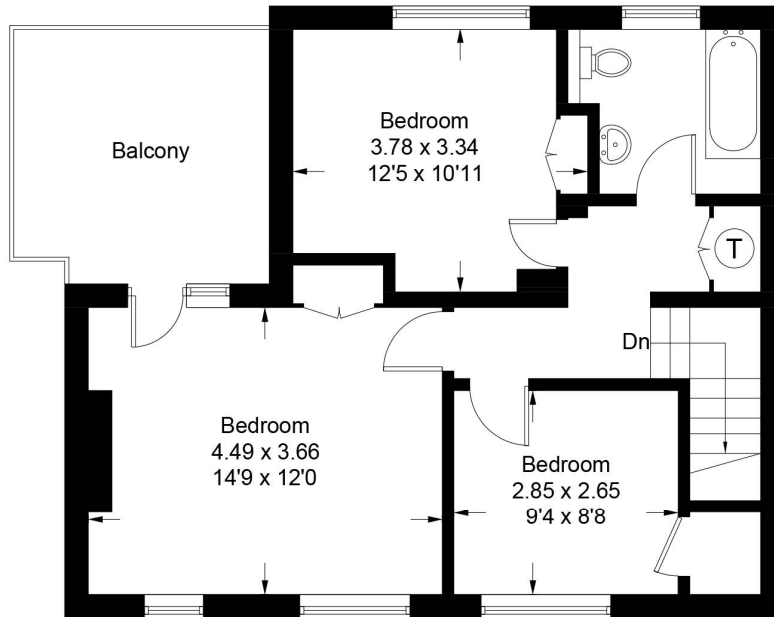
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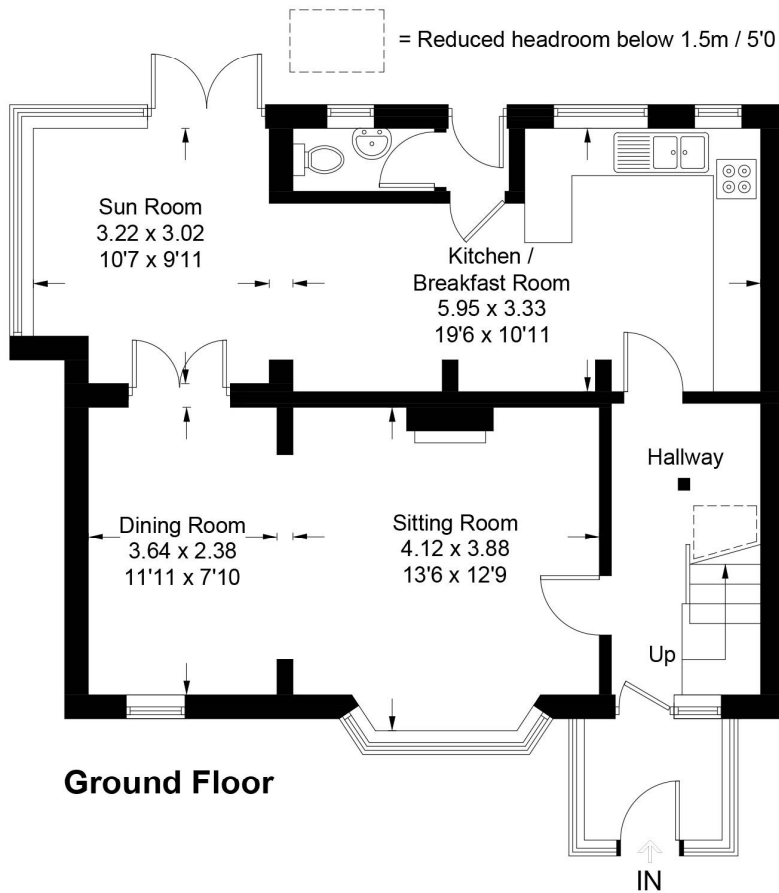


The Hollies, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 67.9 sq m / 731 sq ft
First Floor = 52.4 sq m / 564 sq ft
Total = 120.3 sq m / 1295 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1014311)