



49 High Street, Hythe, Kent CT21 5AD



## 15 SENE PARK, HYTHE

**£825,000 Freehold**  
**NO ONWARD CHAIN**

In an exclusive location from where it enjoys superb views over Hythe and of the sea, this modernised and beautifully presented detached single storey dwelling offers particularly comfortably accommodation with 2 reception rooms, smartly fitted kitchen, 3 bedrooms (1 en-suite). Double garage, parking, gardens. EPC D.



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# **15 Sene Park Hythe CT21 5XB**

## **Entrance Hall, Sitting Room open plan to Dining Room, Kitchen, Bedroom, Inner Hall, Two Further Bedrooms, the Principal Room with En-Suite Shower Room, Bathroom and Cloakroom, Double Garage and Parking, Gardens**

### **DESCRIPTION**

This modernised detached bungalow is situated on Hythe's exclusive Sene Park from where it commands a stunning south westerly panorama with views over Hythe, of the sea and around Hythe Bay to Dungeness. The property is of a generous size offering some 1818 sq ft (including the garage) of beautifully presented accommodation which is flooded with light from the large picture windows throughout. It also enjoys the benefit of cavity wall insulation.

The accommodation comprises a welcoming entrance hall leading to a generous triple aspect sitting room with folding doors to the separate dining room connected to which is the sleek modern kitchen with integrated Miele and Bosch appliances (there is also access to the entrance hall and garage from the kitchen). The third bedroom, currently used as a study, is also accessed from the entrance hall. The inner hall leads to two further double bedrooms (the principal room with large contemporary en-suite shower room), main bathroom with bath, shower and w.c. as well as a guest cloakroom with third w.c.

The property is surrounded by manageable gardens to all sides with expanses of lawns and banks of shrubs offering a great deal of privacy and seclusion to the paved terraces and courtyard garden to the rear. There is ample parking on the driveway before the attached double garage.

### **SITUATION**

This detached bungalow occupies a prime position on Sene Park, an exclusive location on the hillside, within reasonable walking distance of Hythe's charming town centre with its bustling High Street, with independent boutique shops, cafes, bars and restaurants. The town is also well served with four supermarkets (including Waitrose, Aldi & Sainsburys). The Royal Military Canal with its cycle path alongside and pleasant walks, and the attractive seafront, golf course and Leisure Centre at the Hotel Imperial, are within easy reach and there is a variety of other sports and leisure facilities in the vicinity, including tennis, bowls, sailing, etc. The lively community of Saltwood also has a variety of clubs for all age groups, as well as an active church and village hall, two primary schools and one secondary performing arts school.

Commuting links are excellent with the motorway network (M20 Junction 11) 3.5 miles distant, main line railway station at Sandling 2.5 miles, the Channel Tunnel Terminal 4 miles, the ferry port of Dover 10 miles and Ashford International Passenger Station 12 miles (all distances are approximate).

The High Speed Link is available from both Folkestone (5 miles) and Ashford (10 miles) with journey times to St Pancras of under an hour.



The accommodation comprises:

### **ENTRANCE PORCH**

Entered via an obscured double glazed sliding door with coordinating window to side, panelled door with obscured window to side opening to:

### **ENTRANCE HALL**

Polished wood block flooring, built-in storage cupboard, coved ceiling, radiator, doors to inner hall and:

### **SITTING ROOM**

A generous space with polished wood block flooring throughout, fitted bookshelves, double glazed sliding patio doors and window to front, double glazed window to side, pair of wall light points, coved ceiling, radiators, folding doors opening to:

### **DINING ROOM**

Polished wood block flooring, coved ceiling, double glazed window to side, radiator, door to:

### **KITCHEN**

Well fitted with a comprehensive range of base cupboard and drawer units in a sleek contemporary finish and incorporating deep pan drawers, integrated dishwasher, square edged quartz worktops undermounted with stainless steel one and a half bowl sink with grooved drainer to side and mixer tap, inset with Meile induction hob, extractor hood above, range of coordinating wall cupboards with concealed light in beneath, integrated Meile double oven/grill, integrated Bosch fridge and freezer, built-in shelved storage cupboard, tiled floor, coved ceiling, recessed lighting, double glazed window to rear, radiator, door garage and door returning to entrance hall.

### **BEDROOM**

Range of built-in bookshelves, coved ceiling, double glazed window to front enjoying views towards the sea, radiator.

### **INNER HALL**

Built-in shelved linen cupboard, built-in hanging cupboard, roof light, coved ceiling, radiator, doors to:

### **BEDROOM**

Comprehensive range of built-in wardrobe cupboards, coved ceiling, double glazed window to front enjoying far reaching views over Hythe and of the sea, radiator, door to:

### **EN-SUITE SHOWER ROOM**

Well fitted with a contemporary suite comprising walk-in shower enclosure with thermostatically controlled rain-head shower and separate handheld attachment, low level WC with concealed system, vanity cupboard to side with wash basin above and coordinating part mirrored vanity unit over, shaver point, tiled floor, tiled walls, obscured double glazed window to side fitted with folding plantation style shutters, heated towel rail, radiator.

### **BEDROOM**

Built-in wardrobe cupboard, coved ceiling, double glazed window to front enjoying far reaching views over Hythe and of the sea, radiator.

### **BATHROOM**

Panelled bath fitted with mixer tap, separate thermostatically controlled shower and glazed shower screen, low level WC with concealed system, coordinating vanity cupboards to side with worktop inset with wash basin, shaver point, tiled floor, tiled walls, coved ceiling, high-level obscured double glazed window to front, heated ladder rack towel rail.

### **CLOAKROOM**

Low level WC, pedestal wash basin with mixer tap and tiled splashback, high-level obscured double glazed window to side, coved ceilings.





## **OUTSIDE**

### **FRONT GARDEN**

To the front of the property is a generous driveway providing offered parking for a number of vehicles and access to the:

### **DOUBLE GARAGE**

Electronically operated roller door to front, personal door front, personal door and window to rear, built-in cupboard housing pressurised hot water cylinder and Worcester gas fired boiler, plumbing for washing machine.

### **THE GARDENS**

The gardens encompass the property to all sides with an expanse of lawn spanning the front of the bungalow dotted with various specimen trees and with an archway giving access to a private paved terrace afforded a great deal of privacy by a bank of mature shrubs and other plants. This continues to the side of the property where a wrought iron gate gives access to a further courtyard garden to the rear which is well enclosed by mature hedging and has a pair of double gates returning to scene park.

### **EPC Rating Band D**

### **COUNCIL TAX**

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

### **VIEWING**

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



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# Sene Park, Hythe, CT21

Approximate Gross Internal Area = 168.9 sq m / 1818 sq ft  
(Including Garage)

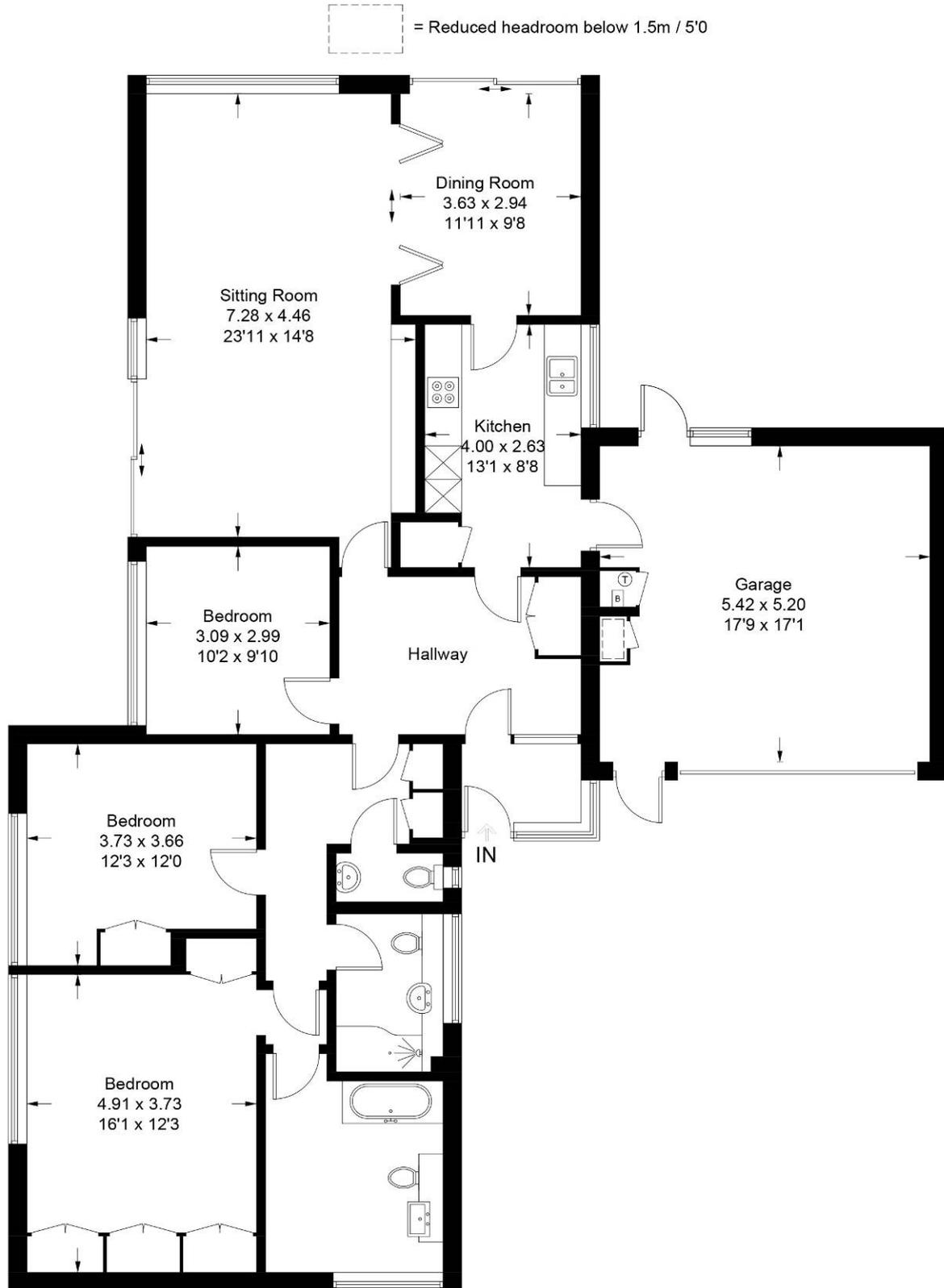


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