



49 High Street, Hythe, Kent CT21 5AD



## 1 BASSETT CLOSE HYTHE

**£775,000 Freehold**  
**NO ONWARD CHAIN**

Impeccably presented detached bungalow with lovely views over Hythe and of the sea. Comprising a spacious sitting room, snug, kitchen open plan to the dining room, utility room, cloakroom, three double bedrooms (1 en-suite) and a bathroom. Garage, parking, delightful gardens and generous workshop. EPC C.



# **1 Bassett Close Hythe CT21 5UZ**

**Entrance Hall, Sitting Room, Kitchen Open Plan to Dining Room, Snug,  
Utility Room, Cloakroom, 3 Double Bedrooms (1 En-Suite), Bathroom  
Front & Rear Gardens, Garage, Ample Parking  
Workshop**

## **DESCRIPTION**

Occupying a particularly generous plot, on elevated ground from where it commands lovely views over Hythe, of the sea and in the opposite direction, to Saltwood Castle, this deceptively spacious detached bungalow enjoys versatile accommodation of particularly comfortable proportions. The generous entrance hall leads to a spacious sitting room with Chesney double sided wood burning stove, smartly fitted kitchen open plan to the dining room which is set beneath a vaulted ceiling with bi-folding doors leading out to the rear garden, Snug (2<sup>nd</sup> reception room), utility room, cloakroom, three double bedrooms (the principal with en-suite shower room) and a family bathroom.

A particularly attractive feature of the property are the gardens, there is a wide driveway at the side leading to the generous sized garage and access to the large workshop with considerable scope to convert (subject to all necessary consents and approvals being obtained). To the rear of the bungalow is a secluded generous decked terrace, the perfect environment to relax and dine alfresco. The property also benefits from Solar Panels.

## **SITUATION**

Bassett Close is an exclusive location, accessed from Blackhouse Hill and within around 0.5 of a mile from the town centre with its 4 supermarkets (including Waitrose, Sainsburys and Aldi), bustling and vibrant High Street with a range of independent shops, boutiques, cafes and restaurants, doctors surgeries, dentists etc. The Royal Military Canal is close by, with pleasant towpath walks and cycle path and the attractive, unspoilt seafront and long pebbly beach is a level walk away. There is a wide variety of sporting and leisure facilities in the area, including the Hotel Imperial Leisure Centre, cricket and lawn tennis clubs, 2 golf courses, sailing club, etc. There are many clubs and societies within the town that welcome new members, and a fortnightly farmers market. The town is well served with educational establishments including Hythe Bay C of E Primary School, St Augustines Roman Catholic Primary School and Brockhill Performing Arts College. There are boys and girls Grammar in nearby Folkestone.

There are bus stops close by with local services to Folkestone, Ashford, Romney Marsh, etc. and Hythe is very conveniently located for easy access to the M20 (Junction 11 - 4 miles), Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (11 miles). Sandling main line railway station, approximately 2½ miles away on the outskirts of Saltwood, offers regular commuter services to London and High Speed trains to London St Pancras are available from Folkestone and Ashford with journey times of under an hour.



The accommodation comprises:

### **ENTRANCE HALL**

Entered via a composite door with double glazed panel to side, access to cloaks cupboards, wood effect flooring, coved ceiling, recessed lighting, radiator, doors to bedrooms, bathroom and:-

### **SITTING ROOM**

Attractive stone fireplace surround inset with Chesney double sided woodburning stove on a tiled hearth, double glazed windows to front with views over Hythe and of the sea, coved ceiling, radiators, door to snug, double doors through to:-

### **DINING ROOM**

Set beneath a vaulted ceiling, double glazed bi-fold doors overlooking the rear garden, pair of Velux windows, recessed lighting, coved ceiling, radiators, open through to:-

### **KITCHEN**

Well fitted with a range of base cupboards and drawer units incorporating integrated dishwasher, worksurface inset with one and a half bowl ceramic sink and drainer unit with mixer tap, Quooker boiling water tap, Neff induction hob with Neff extractor above, tiled splashbacks, coordinating wall cupboards, integrated Neff double oven, Milele dishwasher, freestanding Samsung American fridge freezer, recessed lighting, double glazed window overlooking the rear garden, radiator, wood effect flooring, door to:-

### **UTILITY ROOM**

Worksurface fitted with cupboards below (one housing the water softener) and recess housing Miele washing machine & Miele tumble dryer, tiled splashbacks, coordinating wall cupboards, wall mounted Worcester Bosch gas boiler, Electrolux central vacuuming system, double glazed window to side, double glazed door to side, door to snug, wood effect flooring, coved ceiling, recessed lighting, radiator, door to:-

### **CLOAKROOM**

Low-level WC, corner wash basin with vanity cupboard below, part tiled walls, double glazed window to rear, coved ceiling, wood effect flooring, radiator.

### **SNUG**

Attractive stone fireplace surround inset with Chesney double sided woodburning stove on a tiled hearth, double glazed windows to front and side and enjoying views over open fields, access to airing cupboard and access to further cupboard housing the hot water cylinder, coved ceiling, recessed lighting, wood effect flooring, radiator.

### **BEDROOM 1**

Double glazed window to front with views over Hythe and of the sea, fitted wardrobe cupboards concealed by sliding doors, storage cupboard, coved ceiling, radiator, door to:-

### **ENSUITE SHOWER ROOM**

Walk-in shower enclosure with thermostatically controlled shower, wash basin with vanity cupboard below, low level WC, double glazed window to side, coved ceiling, recessed lighting, extractor fan, wood effect flooring, radiator, shaver point.

### **BEDROOM 2**

Fitted cupboards, double glazed window to front with views over Hythe and of the sea, coved ceiling, radiator.

### **BEDROOM 3**

Built in wardrobe cupboard, double glazed window to rear, coved ceiling, radiator, wood effect flooring.

### **BATHROOM**

Walk-in shower enclosure with thermostatically controlled shower, pannelled bath with mixer tap, low level WC, wash basin with vanity cupboard below and to side, double glazed window to rear, coved ceiling, recessed lighting, extractor fan, wood effect flooring, radiator.



## OUTSIDE

### DRIVEWAY

To the side of the bungalow a recently laid tarmac driveway provides parking for numerous vehicles and access to a generous turning area with a secondary access via a pair of ledge and braced timber gates (supplied with ducting in readiness to be electrified) and access to the:

### GARAGE

Of a generous size with electronically operated roller door to front, personal door to side, power and light.

### WORKSHOP

A generous space set beneath a pitched polycarbonate ceiling flooding the space with light. Various work benches, power and light, staircase giving access to door opening to a generous rooftop terrace from where views over Hythe and of the sea can be enjoyed, access to further storage facility currently used for log storage, door to inner hall leading to a generous games room with shelved storage cupboard, personal door returning to garden, power and light. Further door to:

### SHOWER ROOM

Tiled shower area, low-level WC, pedestal wash basin, door to walk-in sauna.

### FRONT GARDEN

The garden of the front of the property is laid extensively to lawn with a pathway leading to a flight of five steps to a terrace from where wonderful views over Hythe and of the sea can be enjoyed and access is provided to the front door. To the side of the steps are beds planted with a variety of shrubs and other plants. A wrought iron gate gives access to a bin storage area at the side of the bungalow and this continues to the rear garden.

### REAR GARDEN

To the rear of the bungalow is a generous decked terrace with ramps and steps leading to the remainder of the garden which is largely paved with raised beds incorporating an attractive ornamental pond and water feature. The beds are planted with a variety of shrubs, herbaceous and other plants including magnolia, yew, azalea, bay and pittosporum amongst others. Outside tap, outside lighting.

### EPC Rating C

### COUNCIL TAX

Band F approx. £3173.49 (2023/24)  
Folkestone & Hythe District Council.

### VIEWING

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



Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.



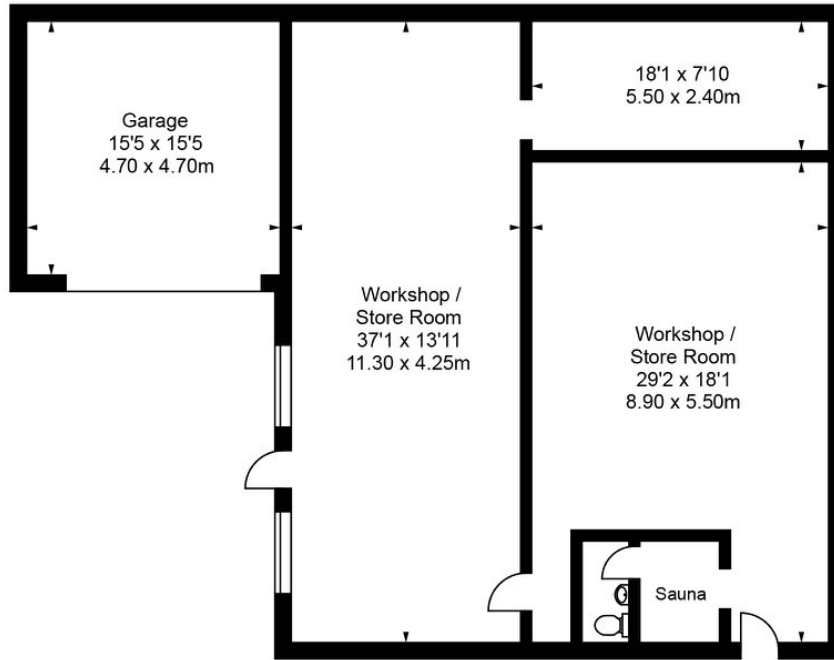
# Bassett Close, Hythe

Approximate Gross Internal Area :-

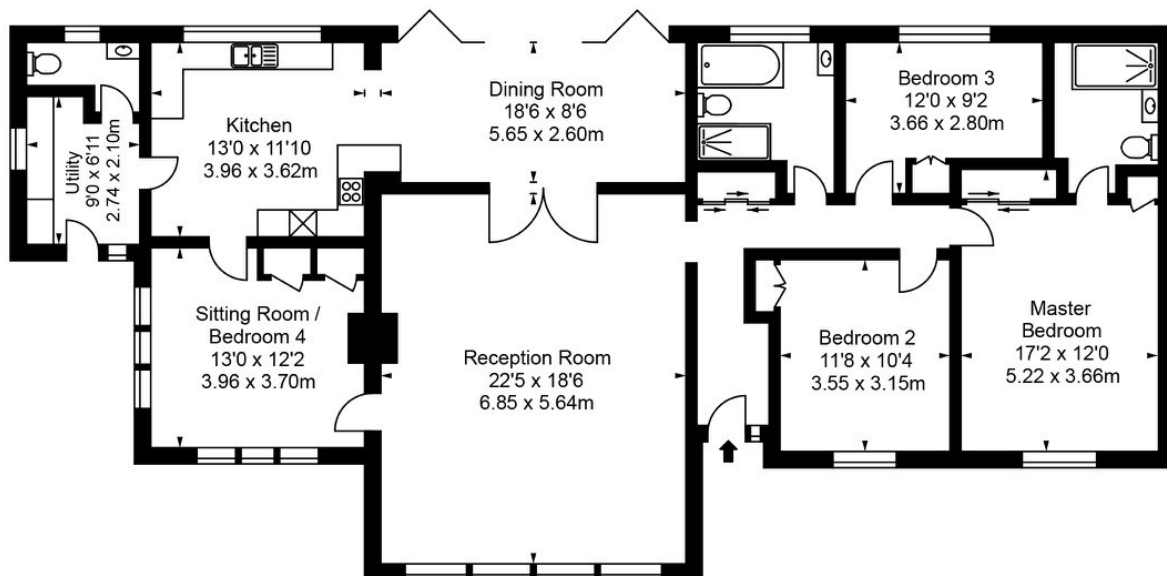
Ground Floor :- 160.46 sq m / 1727 sq ft

Outbuilding :- 137.43 sq m / 1479 sq ft

Total :- 297.89 sq m / 3206 sq ft



**Outbuilding**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
floor plan by: [www.creativeplanetlk.com](http://www.creativeplanetlk.com)