



49 High Street, Hythe, Kent CT21 5AD



**22 HILLSIDE STREET,
HYTHE**

**£425,000 Freehold
No Onward Chain**

An enchanting detached period cottage in an idyllic situation on Hythe's picturesque lower hillside from where the property enjoys lovely views over Hythe and of the sea. Two reception rooms, kitchen, two bedrooms and a bathroom. Delightfully secluded, tiered garden and the advantage of parking. EPC E



**22 Hillside Street,
Hythe CT21 5EL**

**Entrance Vestibule, Sitting Room, Dining Room, Kitchen,
Two Bedrooms and a Bathroom
Delightfully Secluded Tiered Garden,
Off Street Parking on The Driveway**

DESCRIPTION

This enchanting detached period cottage enjoys an idyllic situation on Hythe's picturesque lower hillside from where the house enjoys stunning views over Hythe and of the sea. The property offers attractively presented accommodation which is of particularly comfortable proportions and exudes charm and character with a wealth of original features throughout. The accommodation comprises an entrance vestibule leading to the charming kitchen beyond which is the dining room with its pretty fireplace and wood burning stove. The sitting room at the front of the house also enjoys a cosy woodburning stove. On the first floor there are two bedrooms, each enjoying views of the sea and a bathroom.

A particularly attractive feature of the property is the fact that it benefits off street parking on the driveway at the side of the house which is a rare commodity in this sought after area. Beyond this is a private courtyard leading to the main entrance and steps continue upwards to the secluded garden which provides attractive seating areas which are afforded a great deal of privacy by lush vegetation. At the top of the garden is a whimsical folly beyond which is an elevated decked terrace from where stunning views, over Hythe, of the sea and to the hills at Fairlight can be enjoyed.

SITUATION

Hillside Street is situated within the desirable Conservation Area of the town, two roads back from the bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys and Aldi), doctors surgeries, etc.

The attractive, unspoilt seafront and picturesque Royal Military Canal are a short walk away together with a variety of sports and leisure facilities, including 2 golf courses, swimming pool, cricket, squash, bowls and lawn tennis clubs together with the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 2 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. Eurostar trains to Paris and Brussels also depart from the latter. The Channel Tunnel Terminal is just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a ledge and braced door with glazed fan light above, double glazed window to side, double glazed Velux roof light,

panelled and glazed door with window side opening to:



KITCHEN

Open shelving incorporating integrated gas oven and space for freestanding fridge with square edged wood block work surfaces inset with four burner gas hob and one and a half bowl ceramic sink and drainer unit with mixer tap, tiled splashbacks, large shelved storage cupboard, floor paved in natural stone, wall light points, timber framed and double glazed window to rear, pair of double glazed Velux roof lights, radiator, panelled and glazed door to:

DINING ROOM

Attractive painted timber fireplace surround with freestanding woodburning stove over a quarry tiled hearth, access to understairs storage cupboards, original built-in corner storage cupboard, coved ceiling, floor to ceiling timber framed and double glazed sash window overlooking the courtyard, radiator, panelled and glazed door to:

INNER HALLWAY

Staircase to first floor, radiator, panelled and glazed door to:

SITTING ROOM

Attractive painted fireplace surround incorporating freestanding woodburning stove, pair of wall light points, coved ceiling, pair of timber framed and double glazed sash windows to front fitted with folding plantation style shutters, radiators.

FIRST FLOOR LANDING

Access to loft space via hatch fitted with loft ladder, doors to:

BEDROOM

Polished timber floorboards, door giving access to deep storage cupboard, coved ceiling, pair of timber framed and double glazed sash windows to front enjoying far reaching views over Hythe and of the sea, radiator.

BEDROOM

Polished timber floorboards, coved ceiling, timber framed and double glazed sash

Window to side enjoying views over Hythe and of the sea, radiator.

BATHROOM

Freestanding roll top bath raised on claw and ball feet, low level WC with concealed cistern, pedestal wash basin, tiled shower enclosure fitted with thermostatically controlled shower, timber framed and obscured double glazed window to rear, cupboard housing gas fired combination boiler, polished timber floorboards, wall mounted heated ladder rack towel rail.

OUTSIDE

To the side of the house is a driveway providing off street parking backed by a closeknit trellis screen and gate opening to a private paved courtyard which leads to the main entrance to the house. From here steps lead to a shingled seating area backed by mature shrubs and from where steps continue through the garden, past a timber framed pergola supporting a grapevine and to a further level shingled seating area surrounded by mature cordylines, palms, laurel and hebe amongst others. There is also an outside tap within this area. Steps continue between bamboo to a timber framed folly towards the top of the garden beyond which is an elevated decked terrace from where panoramic views over Hythe, of the marsh and of the sea can be enjoyed.

NB The property has, in the past, benefitted from planning approval for a three storey extension to the side. This has lapsed but could, with a fresh application, potentially be reinstated.

EPC Rating Band E

COUNCIL TAX

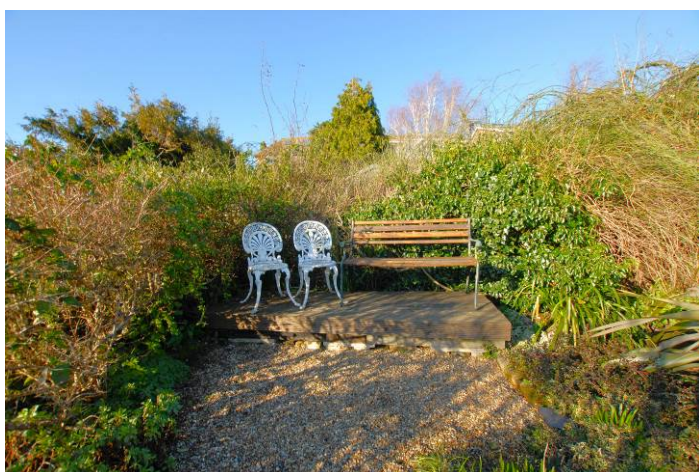
Band C approx. £1952.91 (2023/24)
Folkestone & Hythe District Council.

VIEWING

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







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Hillside Street, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 44.1 sq m / 475 sq ft
First Floor = 35.6 sq m / 383 sq ft
Total = 79.7 sq m / 858 sq ft



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