



49 High Street, Hythe, Kent CT21 5AD



## 3 FISHER CLOSE HYTHE

**£499,950 Freehold**

Situated on a highly regarded cul-de-sac on level ground, moments from the beach, this impeccably presented town house offers bright and airy accommodation over three floors. Sitting/dining room, kitchen, utility room, garden room, three bedrooms & bathroom. Integral garage, parking, gardens. EPC C.



# **3 Fisher Close Hythe CT21 6AB**

**Entrance Hall, Garden Room, Utility Room,  
Sitting/Dining Room, Kitchen, Cloakroom,  
Three Bedrooms, Bathroom,  
Integral Garage, Off-Road Parking, Gardens to Front and Rear**

## **DESCRIPTION**

This well-situated townhouse offers versatile accommodation arranged over three floors. The house enjoys an east/west orientation flooding the interior with light throughout the day and a pleasant open aspect. The property is impeccably presented and comprises a welcoming entrance hall, garden room, utility room and integral garage on the ground floor. On the first floor there is a spacious west facing sitting/dining room, fitted kitchen and cloakroom and there are three bedrooms and a bathroom on the second floor. The property also benefits from a generous attic space with scope for conversion to a fourth bedroom (subject to all necessary consents and approvals being obtained).

Outside there is a pleasant and secluded garden to the rear providing a delightful environment for alfresco dining and at the front the driveway provides off street parking and access to the integral garage.

## **SITUATION**

The property is situated in 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, 4 supermarkets (including Waitrose & Sainsbury) 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. Schools are also excellent with Hythe Bay C of E Primary, Saltwood C of E Primary, St Augustines Catholic Primary & Brockhill Park Performing Arts College all being accessible as well as boys and girls Grammar Schools in Folkestone.

The area is fortunate in having particularly good communications as there is a main line railway station and access points for the M20 motorway (Junctions 11 and 12) only 3 and 4 miles away respectively, making it possible to reach Central London within about 1½ hours by both road and rail. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is only just over three miles away. Folkestone West (approx 5 miles distant) offers a high speed service to London St Pancras with journey times of under an hour. The ferry port of Dover is 12 miles away. (All distances are approximate).



The accommodation comprises:

### **ENTRANCE VESTIBULE**

Entered via a uPVC door with obscure double glazed panels to either side, coved ceiling, tiled floor, door to:

### **ENTRANCE HALL**

Staircase to first floor, access to storage cupboard and understairs storage cupboard, tiled floor, door to inner lobby and garage, door to utility room, coved ceiling, radiator, door to:-

### **GARDEN ROOM**

In part set beneath a uPVC and double glazed apex with double glazed windows to side and rear and with sliding doors opening to and overlooking the rear garden, tiled floor with under floor heating.

### **UTILITY ROOM**

Stainless steel sink with mixer tap and drainer unit set into work surface with cupboards below, recess and plumbing for washing machine and space for fridge freezer, tiled floor.

### **FIRST FLOOR LANDING**

Double glazed window to rear, staircase to 2nd floor, access to deep shelved storage cupboard, coved ceiling, radiator concealed by decorative cover, doors to:-

### **KITCHEN**

Well fitted with a range of base cupboard and drawer units incorporating integrated dishwasher, square edged timber effect work surface inset with ceramic one and a half bowl sink with drainer unit and mixer tap, AEG induction hob with extractor hood above, tiled splashbacks, coordinating wall cupboards, integrated AEG double oven & AEG combination microwave, integrated fridge and freezer, coved ceiling, double glazed window to rear, tiled floor.

### **SITTING/DINING ROOM**

A generous space arranged in two defined sections.

### **Living area**

Double glazed picture window to front (fitted with plantation style shutters) enjoying an open aspect over Fisher Close and towards the South Road playing fields, coved ceiling, radiator, open plan to:

### **Dining area**

Double glazed bay window to front (fitted with plantation style shutters) enjoying an open aspect over Fisher Close and towards the South Road playing fields, coved ceiling, radiator.

### **CLOAKROOM**

Low level WC with concealed cistern, obscure double glazed window to rear, wash basin with mixer tap and vanity cupboard below, tiled floor.

### **SECOND FLOOR LANDING**

Access to loft space, doors to:-

### **BEDROOM 1**

Fitted wardrobe cupboards and drawers, access to built in wardrobe cupboard, double glazed picture window to front enjoying an open aspect over Fisher Close and towards the South Road playing fields, coved ceiling, radiator.

### **BEDROOM 2**

Access to built-in shelved linen cupboard, fitted wardrobe cupboard, double glazed window to rear overlooking the garden, coved ceiling, radiator.

### **BEDROOM 3**

Double glazed window to front enjoying an open aspect over Fisher Close and towards the South Road playing fields, built-in cupboard, coved ceiling, radiator.

### **BATHROOM**

P ended shower bath with thermostatically controlled rainhead shower over and separate handheld shower attachment, glazed shower screens, low level WC with concealed cistern, wash basin with mixer tap and vanity cupboard below, obscure double glazed window to rear, tiled walls, tiled floor, heated ladder towel rail.





## **OUTSIDE**

### **Front Garden**

The garden to the front of the property is laid predominantly to lawn with a driveway leading to the garage and front door and providing off-road parking for a single vehicle.

### **Rear Garden**

The garden to the rear of the property is well enclosed by close-boarded timber panelled fencing and incorporates a stone paved terrace directly to the rear of the house from where steps meander through the remainder of the garden which is tiered, and beautifully planted with a variety of shrubs, herbaceous and other plants including fuchsia, salvia and

hydrangea, amongst others. A timber panelled gate to the rear gives access to Twiss Road.

**INTEGRAL SINGLE GARAGE** fitted with electronically operated door to front, power and light, personal door to house.

**EPC Rating C**

### **COUNCIL TAX**

Band E approx. £2810.69 (2024/25)  
Folkestone & Hythe District Council.

### **VIEWING**

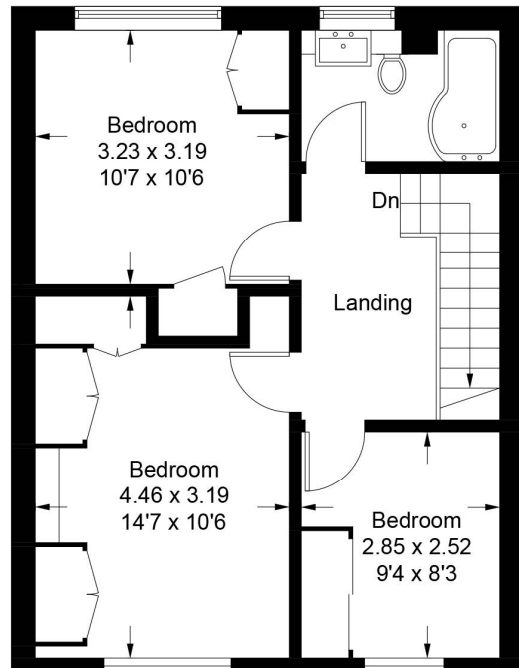
Strictly by appointment with **LAWRENCE & CO, 01303 266022.**



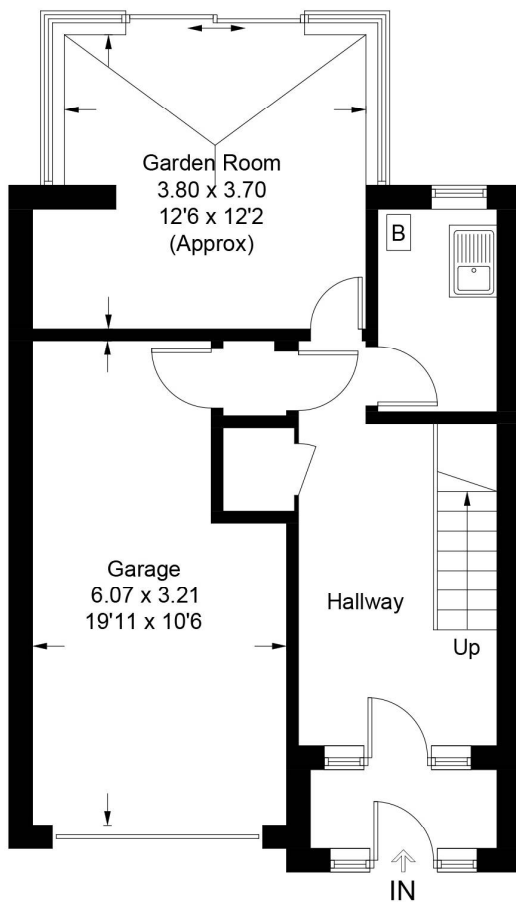
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# Fisher Close, Hythe, CT21

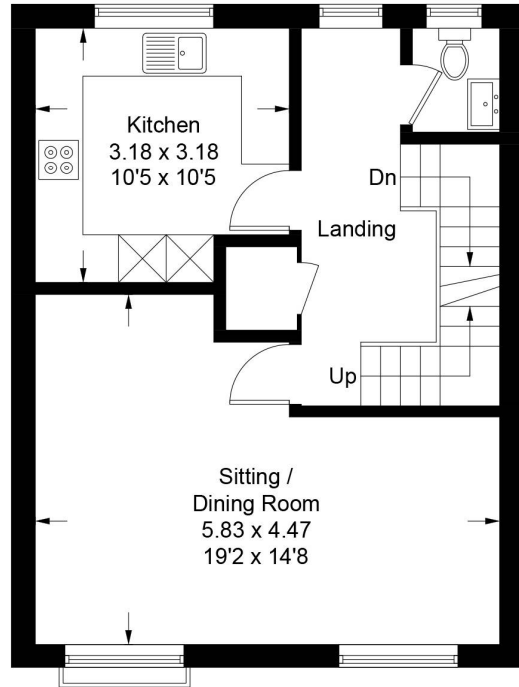
Approximate Gross Internal Area  
Ground Floor = 54.9 sq m / 591 sq ft  
First Floor = 45.3 sq m / 488 sq ft  
Second Floor = 46.2 sq m / 497 sq ft  
Total = 146.4 sq m / 1576 sq ft



## Second Floor



## Ground Floor



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1119486)