



49 High Street, Hythe, Kent CT21 5AD



13 TURNPIKE HILL HYTHE

£425,000 Freehold
NO ONWARD CHAIN

This detached bungalow is situated in a much sought after location on Hythe's lower hillside. The well presented accommodation comprises a sitting room, dining room, fitted kitchen, utility room, three bedrooms, bathroom and a cloakroom. Garage, parking and pretty gardens. EPC D.



13 Turnpike Hill, Hythe CT21 4SE

Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility Room, Three Bedrooms, Bathroom, Cloakroom, Secluded Gardens, Garage and Parking

DESCRIPTION

This well situated detached bungalow enjoys attractively presented accommodation which is of particularly comfortable proportions and enjoys views across Hythe to the sea. This includes a welcoming entrance hall leading to the generous sitting room open through to the dining room, well fitted kitchen, utility room, three bedrooms, bathroom and a separate cloakroom.

To the front of the property is a driveway providing off street parking and access to the garage and a generous decked terrace from where views of the sea can be enjoyed and an area of lawn. The garden to the rear is delightfully secluded and provides a very pleasant environment in which to relax and dine alfresco.

SITUATION

Turnpike Hill is a highly desirable residential area on the lower hillside and close to Saltwood, just over half-a-mile from the town centre and with 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, cafes, 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.

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The accommodation comprises:

ENTRANCE HALL

Entered via an obscured UPVC double glazed door, access to loft space, door to storage cupboard, coved ceiling, timber effect flooring, timber panelled and glazed double doors to:

SITTING ROOM

Feature brick fireplace with provision for open fire, coved ceiling, timber effect flooring, double glazed doors to front giving access to the front garden and enjoying views of the sea in the distance, open through to:

DINING ROOM

Double glazed window to front, coved ceiling, timber effect flooring, hatch through to kitchen, radiator.

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated electric oven and integrated dishwasher, square edged worksurface inset with sink and drainer unit with mixer tap, four burner gas hob with extractor hood above, coordinating wall cupboards, integrated fridge and freezer, timber effect flooring, double glazed window to side, hatch through to dining room, radiator, door to:

UTILITY ROOM

Worksurface inset with stainless steel sink and drainer unit with mixer tap, fitted cupboard below and recess and plumbing for washing machine and space for tumble dryer, tiled splashback, coordinating wall cupboards, double glazed door to side, timber effect flooring.

BEDROOM

Double glazed window to rear overlooking the garden, coved ceiling, radiator.

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Double glazed window to rear overlooking the garden, coved ceiling, timber effect flooring, radiator.

BEDROOM

Double glazed window to side, coved ceiling, radiator.

BATHROOM

Panelled bath with thermostatically controlled shower over, glazed shower screen, low-level WC, wash basin with mixer tap, localised tiling, heated ladder rack towel rail, recessed lighting, obscured double glazed window to side, tiled floor.

CLOAKROOM

Low level WC, wall hung wash basin with tiled splashback, obscure double glazed window to side, tiled floor, radiator.

OUTSIDE

FRONT GARDEN

The front of the house is approached via a long driveway providing off-road parking and access to the:

SINGLE GARAGE

Up and over door to front, power and light , window to rear.

A flight of steps leads up from the drive to the front of the house where there is a generous decked terrace from where views of the sea can be enjoyed and the garden slopes gently away with a shrubbery planted with various roses, heathers, a specimen palm and olive tree. Beyond this is an area of lawn encompassed by mature evergreen hedging. A pathway continues to the side of the property giving access to the front door and at the end of the path is a personal gate opening to the:

REAR GARDEN

The garden to the rear of the property is delightfully secluded being well enclosed by brick-built walls and timber-panelled fencing. To the side of the bungalow is a paved patio area backed by a raised bed planted with various shrubs, herbaceous and other plants, including Japanese anemones, ceanothus, fuchsia, camellia and roses amongst others. Steps then lead up to a second tier of the

garden with a further paved patio area before a rectangular ornamental pond backed by a deep border planted with various mature shrubs. Steps then continue to ascend through the garden where there are other specimen shrubs and shingle-topped beds planted with a variety of shrubs including yucca, fatsia japonica and phormium amongst others. Outside power point and lighting.

EPC Rating D

COUNCIL TAX

Band E approx. £2944.46 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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







13 Turnpike Hill, Hythe

Approximate Gross Internal Area :-

Ground Floor :- 86.97 sq m / 936 sq ft

Garage :- 14.50 sq m / 156 sq ft

Total :- 101.47 sq m / 1092 sq ft

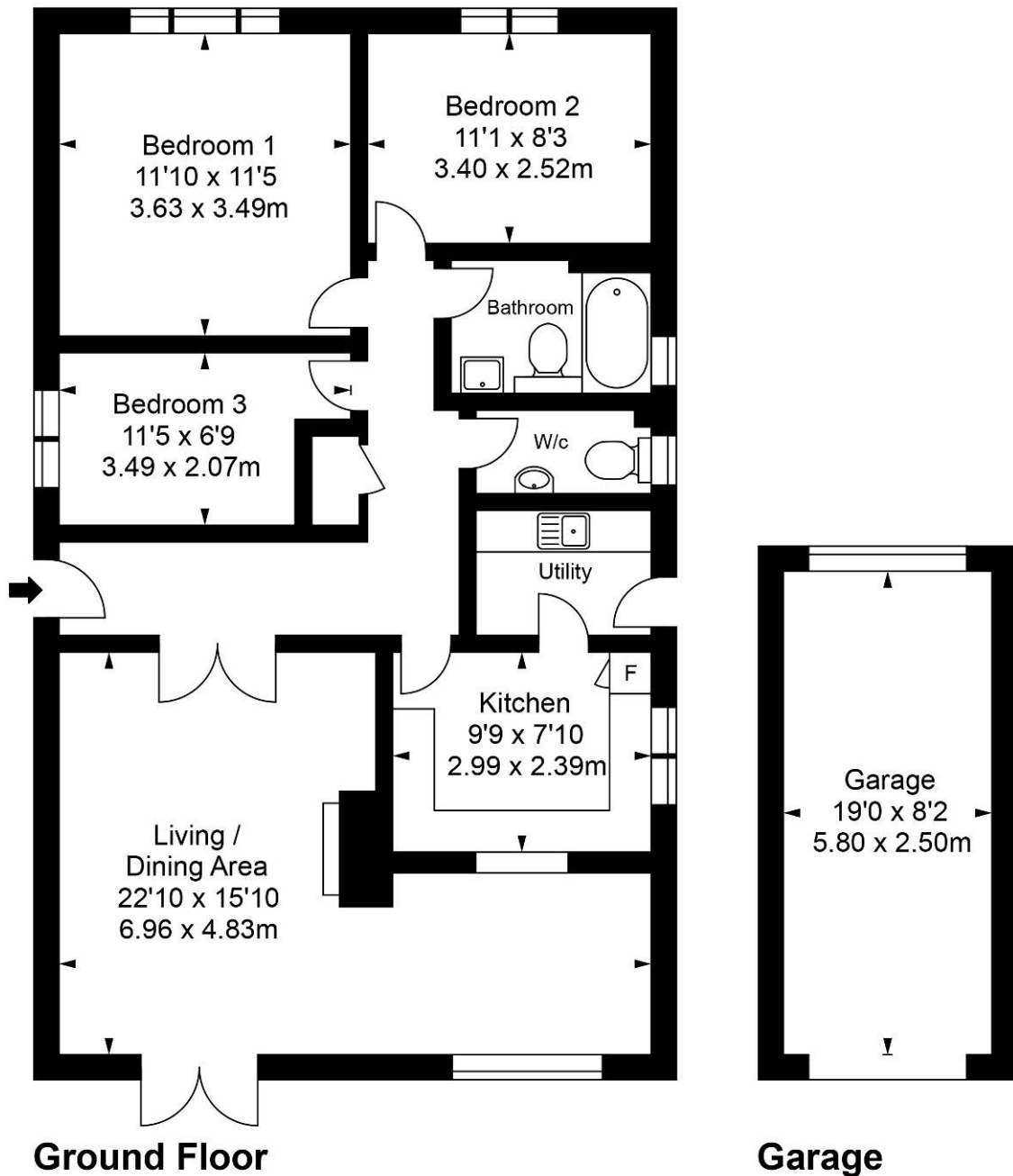


Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanettk.com