



49 High Street, Hythe, Kent CT21 5AD



## 15 HILLSIDE COURT HILLSIDE STREET, HYTHE

**£167,500 Leasehold**  
**NO ONWARD CHAIN**

The perfect first home or bolt hole, in the heart of the conservation area, moments from the High Street, a charming lower ground floor flat offering comfortably proportioned accommodation which comprises a sitting room, kitchen, double bedroom and bathroom. EPC D.



# **15 Hillside Court**

## **Hillside Street, Hythe CT21 5EH**

**Entrance Vestibule, Entrance Hall, Sitting Room,  
Kitchen, Bedroom, Bathroom  
Garden**

### **DESCRIPTION**

Forming part of the lower ground floor of this handsome period house which is well situated moments from the High Street, within the sought after conservation area, this comfortably proportioned flat offers attractively presented accommodation. This comprises an entrance hall, a sitting room with door leading out to the south facing garden, a well fitted kitchen, double bedroom and bathroom.

The property benefits from a sunny south facing garden and presents an opportunity to acquire ones first home or would equally make an ideal bolt hole or lock up and leave .

### **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. 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 panelled and double glazed door with coordinating side light, tiled floor, panelled and obscured glazed door to:-

### **ENTRANCE HALL**

Dado rail, radiator, access to deep part shelved storage cupboard, doors to:-

### **SITTING ROOM**

Painted fireplace surround, double glazed casement door with double glazed window to side opening to garden, radiator.

### **KITCHEN**

Range of base cupboard and drawer units with recess and plumbing for washing machine and recess for fridge, freestanding Stove with gas hob, rolltop work surfaces inset with stainless steel sink and drainer unit with mixer tap, tiled splashback, coordinating wall cupboard which houses the wall mounted Logic boiler, double glazed window to rear, radiator.

### **BEDROOM**

Built-in wardrobe cupboards, high-level obscured double glazed window to side, sash window to front, radiator.

### **BATHROOM**

Contemporary suite comprising panelled bath with mixer tap and handheld shower, close coupled WC, wash basin with mixer tap and vanity cupboard below, obscured double glazed window to front, extractor fan, radiator.

### **OUTSIDE**

#### **THE GARDEN**

The garden is enclosed by a combination of brick and ragstone walls and timber panelled fencing. Directly to the rear of the property is a decked terrace extending to the remainder of the garden which is predominantly topped in slate chippings for ease of maintenance.

**Lease Details:** TBC

**Service Charge:** TBC

**EPC Rating** D

#### **COUNCIL TAX**

Band A approx. £1533.11 (2024/25)  
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.





# Hillside Court, Hythe, CT21

Approximate Gross Internal Area = 53.7 sq m / 578 sq ft

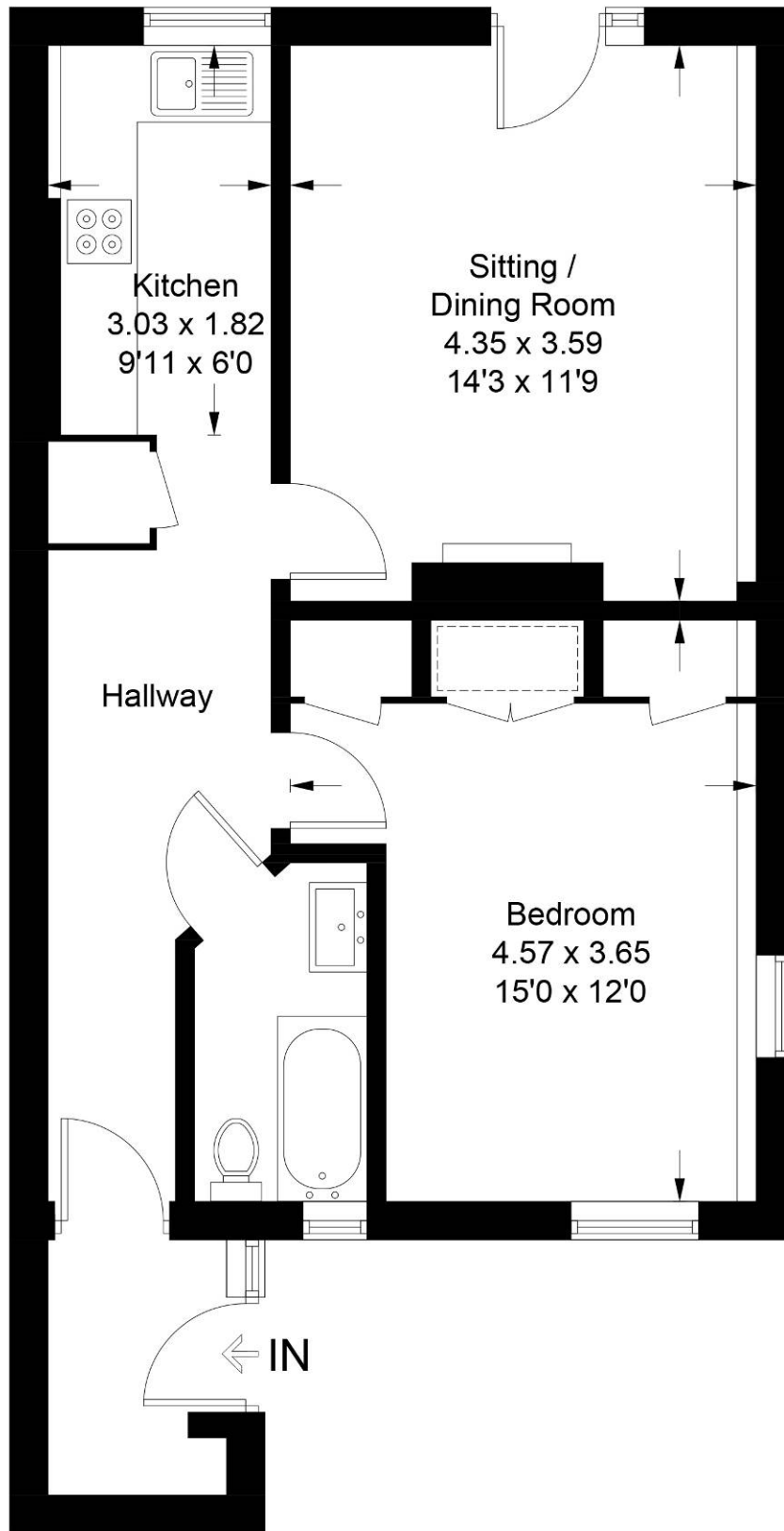


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1119487)



49 High Street, Hythe, Kent CT21 5AD  
Tel: 01303 266022  
[www.lawrenceandco.co.uk](http://www.lawrenceandco.co.uk)  
[findahome@lawrenceandco.co.uk](mailto:findahome@lawrenceandco.co.uk)