



49 High Street, Hythe, Kent CT21 5AD



**40 HARPSWOOD LANE  
HYTHE**

**£525,000 Freehold  
NO ONWARD CHAIN**

**This substantial detached bungalow enjoys a particularly choice situation on a sought after road. Comprising an entrance hall, sitting/dining room, conservatory, fitted kitchen, two double bedrooms, wet room and separate cloakroom. Garage, parking and south facing garden. EPC D**



**40 Harpswood Lane  
Hythe  
CT21 4BH**

**Entrance Porch, Entrance Hall, Sitting/Dining Room,  
Kitchen, Conservatory, Cloakroom,  
2 Double Bedrooms, Wet Room,  
Detached Garage, Gardens to Front & Rear, Parking**

**DESCRIPTION**

This well situated, attractive detached bungalow offers comfortably proportioned accommodation. This includes an entrance porch, an entrance hall, generous sitting/dining room leading to a conservatory and a smartly fitted kitchen. There are two double bedrooms, a wet room and a separate cloakroom.

The property benefits from ample off street parking on the block paved driveway before the detached garage. The garden to the front of the bungalow has been designed for ease of maintenance and a side gate gives access to a sheltered terrace, also accessed from the kitchen, to the side of the property. Beyond this the delightfully secluded south facing garden incorporates an expanse of lawn, further terrace, garden shed and a delightful elevated decked terrace, the perfect vantage point from which to enjoy the views of the sea whilst enjoying an aperitif at sunset.

**SITUATION**

Harpswood Lane is a particularly sought after residential location betwixt the centre of Hythe and the Village Green at Saltwood with its well regarded public house, newsagents and popular café. Hythe High Street is within reasonable walking distance with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsbury and Aldi), doctors and dentists surgeries, etc. The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further and there are a variety of sports and leisure facilities in the vicinity, including 2 golf courses, cricket, bowls, squash and tennis clubs and the Hotel Imperial Leisure Centre.

The property is also conveniently situated for access to St Augustines Primary School, Saltwood Primary School, Hythe Bay Primary School and Brockhill Park Performing Arts College. The larger town of Folkestone is 6 miles and the Cathedral City of Canterbury 16 miles.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 1.5 miles) and access to the M20 (Junction 11 3.5 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (6 miles) and Ashford International (12 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is around 4 miles away and the ferry port of Dover is 15 miles away. (All distances are approximate.)





The accommodation comprises:

### **ENTRANCE PORCH**

Entered via a timber door, quarry tiled floor, uPVC double glazed window to front and side, sliding double glazed door opening to:

### **ENTRANCE HALL**

Wood effect flooring, cupboard fitted with hanging rail and shelves, further shelved storage cupboard, access hatch to loft space, radiator, door to:

### **KITCHEN**

Wood effect flooring, well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated Zanussi dishwasher, space and plumbing for washing machine, integrated fridge, roll top work surface inset with 1½ bowl sink and drainer unit with mixer tap, tiled splashbacks, space housing Rangemaster dual fuel stove with extractor hood above, range of matching wall cupboards, double glazed window and door to side, double glazed window to front.

### **SITTING ROOM/DINING ROOM**

Wood effect flooring, attractive contemporary electric fire set into white stone effect surround and hearth (remote controlled), double glazed sliding patio doors opening to and looking through the conservatory to the garden beyond, double glazed window to side.

### **CONSERVATORY**

Of uPVC and double glazed construction beneath a Polycarbonate roof with sliding doors opening to the rear garden, wood effect flooring.

### **BEDROOM 1**

A generous space with double glazed window to rear enjoying a pleasant outlook over the garden, built-in wardrobe cupboard, radiator.

### **BEDROOM 2**

A generous space with double glazed window to front, radiator.

### **WET ROOM**

Thermostatically controlled shower, glazed shower screen, low level wc, wash basin with vanity cupboards below, tiled walls, recessed lighting, extractor fan, opaque double glazed window to side, ladder rack towel radiator.

### **CLOAKROOM**

Low level W.C, double glazed window.

### **OUTSIDE**

#### **Front Garden**

The garden to the front of the property is set behind a low brick built wall and the remainder of the garden is laid to lawn with a generous driveway providing off road parking and access to the detached garage.

#### **Garage**

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

#### **Rear Garden**

The garden to the rear is predominantly laid to lawn with a paved terrace to directly to the rear of the property and bordered by timber panelled fencing, there is a raised timber decked area to the side creating an ideal environment for eating and drinking alfresco. To the side of the property is a further paved terrace with a large timber framed shed.

### **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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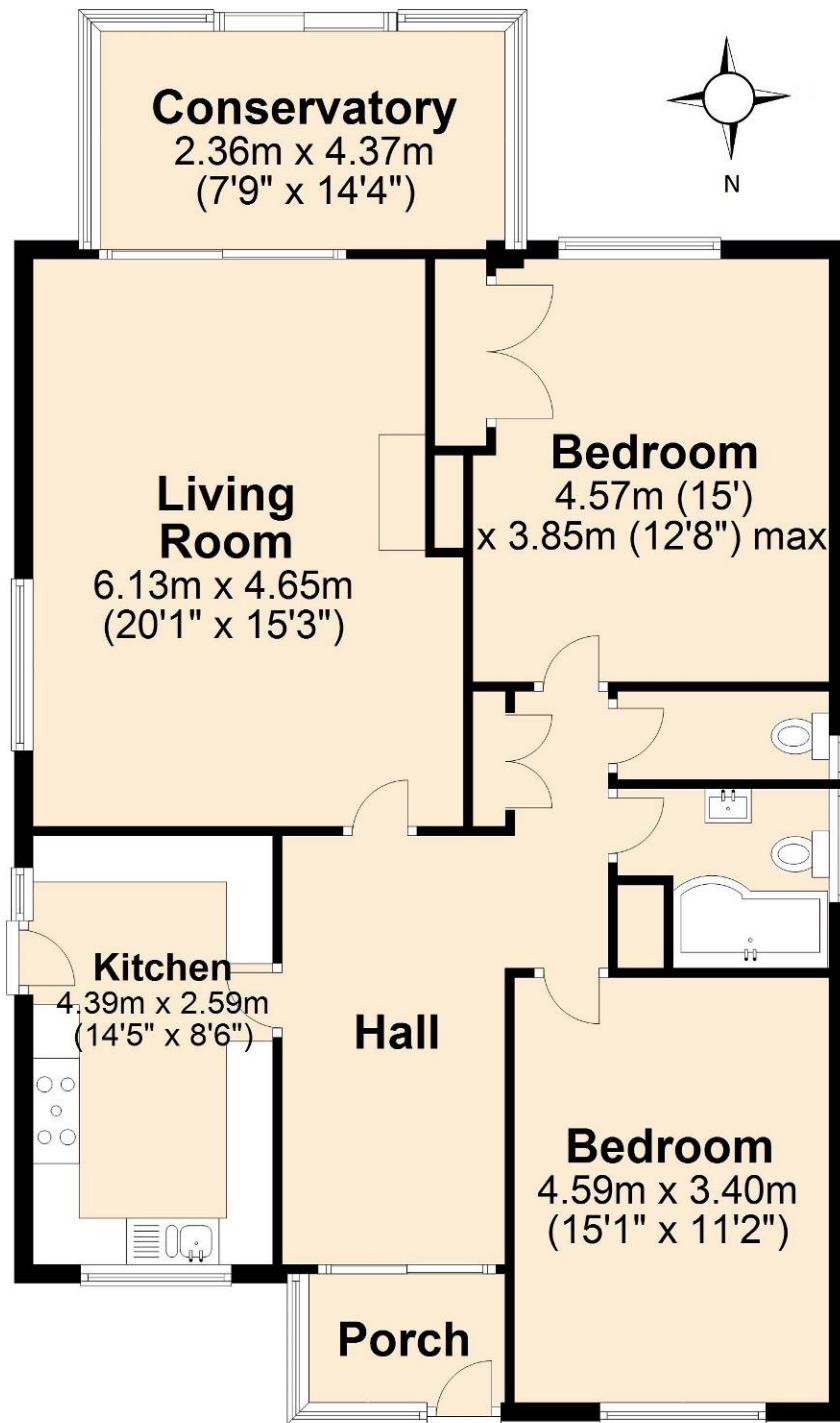






# Ground Floor

Approx. 111.9 sq. metres (1204.0 sq. feet)



Total area: approx. 111.9 sq. metres (1204.0 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.  
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