LAWRENCE & Co
- of Hythe -

49 High Street, Hythe, Kent CT21 5AD



8 SOUTH ROAD, HYTHE

£775,000 Freehold

In a prime location, one road back from the seafront and overlooking the adjacent playing fields, a handsome detached family home offering well presented accommodation, totalling circa 2481 sq ft, including 2 adjoining reception rooms, kitchen/breakfast room, utility and cloakroom, 6 double bedrooms (1 en-suite) bathroom and shower room. Studio, garden and parking. EPC D



www.lawrenceandco.co.uk **Tel: 01303 266022** **email**: findahome@lawrenceandco.co.uk

8 South Road,
Hythe CT21 6AR

Entrance Hall, Sitting Room open plan to Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom, Six Bedrooms (one with En-Suite Shower Room), Bathroom and Shower Room, Studio with En-Suite Shower Room, Garden, Parking

DESCRIPTION

This attractive detached family home is situated in a desirable location, a stone s throw from the sea. The property has been extensively improved by the current owners and now offers attractively presented accommodation which is of particularly comfortable proportions and totals circa 2481 square feet.

The accommodation comprises a particularly spacious, welcoming entrance hall with its pretty arched window and doors leading to the sitting room with a cosy open fire, views over the playing fields and open plan to the generous dining room which opens out onto the garden. The large kitchen/breakfast room with granite worktops and integrated appliances leads to the adjoining utility room and cloakroom. Over the first and second floors are six very comfortable, double bedrooms, one with an en-suite shower room, a bathroom and a shower room in addition to the ground floor cloakroom.

The garden enjoys a southerly aspect and has been designed for ease of maintenance providing the perfect space for alfresco dining and entertaining. Beyond the garden there is off road parking and an EV charging point. Within the garden the former garage has been converted to provide a studio with an en-suite shower room, also ideal as a home office or gym.

SITUATION

South Road is a particularly sought after residential location, on level ground, to the south of the Royal Military Canal and just one road back from the unspoilt seafront of this ancient Cinque Ports Town with its long stretches of shingle beach and where one can dine alfresco at The Lazy Shack on Fisherman s Beach or in style at The Waterfront Restaurant. The busy High Street with its range of independent shops, boutiques, cafes and restaurants, is just a short walk away. The town also benefits from having 4 supermarkets (including Waitrose, Aldi and Sainsburys), There is a selection of sports and leisure facilities in the vicinity, including tennis, bowls, water sports, cricket, bowls and squash clubs etc as well as The Hotel Imperial Leisure Complex and two golf courses. The property is also a short walk from Hythe Bay Primary School with other educational facilities nearby and boys and girls grammar schools in Folkestone. The larger town of Folkestone is 5 miles and the Cathedral City of Canterbury 15 miles.

The area is convenient for communication to London and the Continent with the M20 motorway (Junction 11) 2½ miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Saltwood just over 2 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West). (All distances are approximate.)

The accommodation comprises:

ENTRANCE HALL
A generous space entered via a timber effect, composite, leaded and stained glass door, timber effect flooring, staircase to first floor with polished timber, moulded handrail, fretwork banister rails and terminating in a square newel post, access to understairs, storage cupboard, arched leaded light window to front overlooking the South Road playing fields, coved ceiling, radiator, door to:

SITTING ROOM
LVT flooring in a herringbone parquet design, attractive painted fireplace surround with marble insert encompassing an open fire above a coordinating hearth, coved ceiling, bay with double glazed windows to front overlooking the South Road playing fields, radiator, open plan to:

DINING ROOM
LVT flooring in a herringbone parquet design, range of fitted bookshelves with low-level cabinets beneath, pair of wall-light points, coved ceiling, double glazed casement doors with double glazed windows to either side and fan lights above, opening to and overlooking the rear garden, radiator.

KITCHEN/BREAKFAST ROOM
Well fitted with a comprehensive range of base cupboard and drawer units in a sleek contemporary finish and incorporating deep pan drawers, integrated dishwasher and integrated combi microwave oven, square edged granite work tops inset with five burner induction hob with coloured glass splashback and twin sink and drainer with mixer tap, coordinating upstands, range of coordinating wall cupboards, pair of integrated eye level ovens with pull out larder cupboard to side, space and plumbing for freestanding American style fridge freezer, coved ceiling, recessed lighting, pair of double glazed windows to rear overlooking the garden, double glazed casement door with window to side, opening to and overlooking the rear garden, radiator, door to:

UTILITY ROOM
Base cupboard and drawer unit with roll top work surface inset with stainless steel sink and drainer with mixer tap, full height storage cupboard side, space and plumbing for washing machine and tumble dryer, further coordinating wall cupboard, coved ceiling, recessed lighting, double glazed door to side, radiator, door to:

CLOAKROOM
Low level WC, extractor fan.

FIRST FLOOR LANDING
Staircase continuing to second floor, obscured double glazed window to side, radiator, doors to:

BEDROOM
Engineered oak flooring, double glazed windows to side and rear overlooking the garden and with glimpses of the sea between buildings, radiator, door to:

EN-SUITE SHOWER ROOM
Well fitted with a contemporary suite comprising twin sized walk-in shower enclosure with Aqualisa shower, low-level WC, wall hung washbasin with mixer tap, vanity drawers below and illuminated mirrored wall cabinet above, tiled floor, walls tiled to half height, recessed lighting, extractor fan, obscured double glazed window to side, heated ladder towel rail.

BEDROOM
Engineered oak flooring, double glazed window to rear, enjoying views of the sea between buildings, radiator.

BEDROOM
Engineered oak flooring, bay with double glazed windows to front overlooking the South Road playing fields, radiator.

BEDROOM
Engineered oak flooring, double glazed window to front overlooking South Road playing fields, radiator.



























BATHROOM
Well fitted with a contemporary suite comprising panelled bath with mixer tap, glazed shower screen and thermostatically controlled shower, low level WC, wall hung washbasin with mixer tap, vanity cupboards below and illuminated mirrored wall cabinet above, tiled floor, walls tiled to half height, extractor fan, recessed lighting, double glazed window to side, two heated ladder tower rails, door giving access to deep-shelved linen cupboard.

SECOND FLOOR LANDING
Obscured double glazed window to side, radiator, doors to:

BEDROOM
Painted timber floorboards, dormer with double glazed window to front overlooking the playing fields and with views of St Leonard's church in the distance, radiator, door to **walk-in nook** with sloping ceilings and limited head height, double glazed window to front, radiator.

BEDROOM
Dormer with double glazed window to rear enjoying views to the sea between buildings, radiator.

SHOWER ROOM
Tiled shower enclosure with Triton shower, low level WC, pedestal washbasin, localised tiling, double glazed Velux roof light to side, heated ladder towel rail, access to eaves storage.

FRONT GARDEN
The garden to the property is entered via a wrought iron gate with a tiled pathway leading to the front door. It is set behind a low rendered wall and is topped in slate chippings for ease of maintenance. Side access can be gained to the:

REAR GARDEN
The garden to the rear of the property enjoys a southerly aspect and is well enclosed by close boarded timber panelled fencing and walls. Directly to the rear of the house is a paved patio area extending to the remainder of the garden which is largely topped in granite chippings for ease of maintenance with raised beds planted with a variety of shrubs, herbaceous and other plants, including lavender, hebe, dahlias, rosemary, irises and a specimen olive tree. There is a further elevated decked terrace set beneath a timber-framed pergola. Outside power point, outside tap. Rear gate giving access to:

OFF-ROAD PARKING to the rear of the property where there is also the benefit of an **EV charging point**.

Within the garden is the:

STUDIO
Timber effect flooring, exposed timbers to ceiling, entered via a double glazed door, double glazed windows to side and rear, wall light point, folding door to:

EN-SUITE SHOWER ROOM
Shower enclosure with electric shower, low level WC, pedestal wash basin with mixer tap, exposed timbers to ceiling, recessed lighting, extractor fan, obscured double glazed window to side.

EPC Rating Band D

COUNCIL TAX
Band G approx. £4,177.90 (2026/27) Folkestone & Hythe District Council.

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

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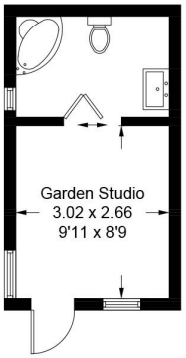


South Road, Hythe, CT21

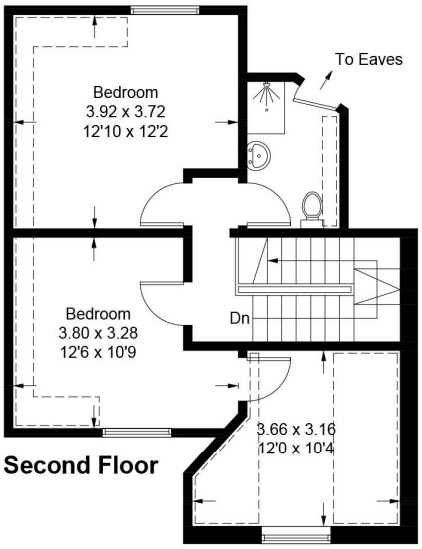
Approximate Gross Internal Area
Ground Floor = 83.8 sq m / 902 sq ft
First Floor = 86.0 sq m / 926 sq ft
Second Floor = 47.7 sq m / 513 sq ft
Outbuilding = 13.0 sq m / 140 sq ft
Total = 230.5 sq m / 2481 sq ft

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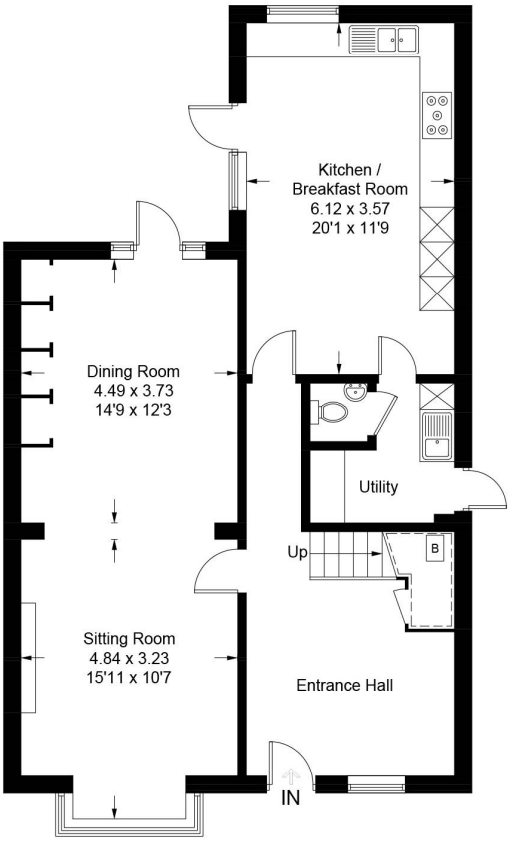
= Reduced headroom below 1.5m / 5'0



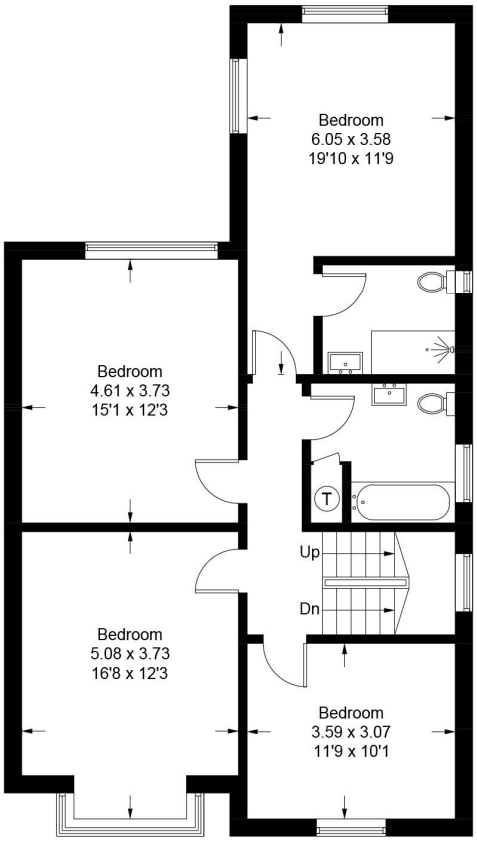
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

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