



49 High Street, Hythe, Kent CT21 5AD



**HILLCROFT,
7 REDBROOKS WAY, HYTHE**

**£525,000 Freehold
No Onward Chain**

Being offered for sale for the first time since it was built in the 1960 s, Hillcroft presents an opportunity to acquire a unique split level family home in a desirable location from where it commands views over Hythe and of the sea. 2 reception rooms, 4 bedrooms (1 en-suite), garage, parking, pretty gardens. EPC D



**Hillcroft,
7 Redbrooks Way, Hythe CT21 4DN**

**Entrance Hall, Sitting Room, Kitchen, Dining Room,
Four Bedrooms (one En-Suite), Bathroom,
Integral Garage, Parking, Gardens to Three Sides**

DESCRIPTION

Hillcroft occupies a generous corner plot in an elevated position from where it commands some wonderful views over Hythe and of the sea. The property is being offered for sale on the open market for the first time since it was built in 1960 with the same family having lived there since. Whilst appearing to have been generally well maintained, it is fair to say that the property would now benefit from some general updating and improvement. It has been priced accordingly and offers considerable scope to create an exceptional home and is considered well worthy of any expenditure required.

This unique property offers comfortably proportioned accommodation of a split level design which comprises a welcoming hallway leading to the dual aspect sitting room, kitchen with adjoining breakfast room, four bedrooms (one with en-suite shower room), a bathroom and separate w.c..

The gardens are a delight with lovely secluded seating areas, mature planting which has been carefully curated over the years to ensure year round interest, a greenhouse, shed, vegetable garden and relatively level expanse of lawn. There is also a driveway providing off road parking and access to the integral garage.

SITUATION

Redbrooks Way is a desirable and peaceful situation on the hillside, approximately 1 mile from the town centre and close to 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, 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 along with Eurostar services to Paris and Brussels at the latter.

The accommodation comprises:

ENTRANCE HALL

Staircase down to lower floor and to first floor, UPVC and obscure double glazed door to rear garden, door to bedroom and:

KITCHEN

Entered via a UPVC and obscure double glazed door, fitted with a range of base cupboard and drawer units, recess housing undercounter freezer, white enamelled Aga, Corian worksurface incorporating moulded 1 ½ bowl sink with mixer tap and grooved drainer to side, further worksurfaces, coordinating wall cupboard, two double glazed windows, open through to:

DINING ROOM

Triple aspect double glazed windows, coved ceiling.

BEDROOM

Two double glazed windows, access to built in wardrobe cupboard, radiator, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, pedestal wash basin, low-level WC, wall mounted Dimplex heater, radiator, obscure double glazed window.

LOWER GROUND FLOOR HALLWAY

Access to deep under stairs storage cupboard, doors to:

SITTING ROOM

Gas fire set on a tiled hearth, double glazed windows to two sides enjoying views over Hythe and of the sea in the distance, radiator.

BEDROOM

Fitted wardrobe cupboard concealed by sliding doors, double glazed window enjoying views over Hythe and of the sea in the distance, radiator.

FIRST FLOOR LANDING

Access to loft space, access to airing cupboard housing the hot water cylinder,

further shelved storage cupboard, double glaze window over stairwell, doors to:

BEDROOM

Two double glazed windows enjoying stunning views over Hythe and of the sea in the distance, access to built-in wardrobe cupboard with access to second loft space, radiator.

BEDROOM

Fitted wardrobe cupboards, double glazed window enjoying views over Hythe and of the sea in the distance, radiator.

BATHROOM

Panelled bath with mixer tap and electric Aqualisa shower over, pedestal wash basin, obscured double glazed windows, mirrored vanity unit, wall mounted Dimplex heater.

SEPARATE W.C.

Low-level WC, obscured double glazed window.

INTEGRAL GARAGE

Up and over door to front, power and light, wall mounted Worcester gas boiler, window to side.

OUTSIDE

FRONT GARDEN

Hillcroft occupies a generous corner plot and is approached via its driveway which provides off-road parking and access to the integral single garage to the side of which a personal gate gives access to a pathway to the front door and to the rear garden and two steps lead up to a pathway running across the front of the house, past a bed planted with hydrangeas, wygelia, Bergenia and hellebores amongst others. The path continues to the side of the house giving access to the door to the kitchen, alongside which is an expansive lawn shaded by a magnificent mature Judas tree and surrounded by borders planted with a variety of shrubs and specimen trees,





including a silver birch, variegated holly, acers, azalea, ferns, hibiscus and day lilies amongst others.

REAR GARDEN

To the rear of the house is a paved patio area with two flights of steps meandering past a bank of shrubs and herbaceous plants to a relatively level expanse of lawn, surrounded by borders stocked with a variety of shrubs, herbaceous and other plants, including euonymus, cleodendron, magnificent acers, and an overhanging hydrangea. Pathways continue through the garden, past a timber-framed greenhouse, housing a grapevine of the Muscat variety, to a further paved patio area backed by a magnolia and pittosporum, and to raised vegetable beds and a fruit garden with various fruit canes and rhubarb.

EPC Rating Band D

COUNCIL TAX

Band D approx. £2,409.11 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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



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Redbrooks Way, Hythe, CT21

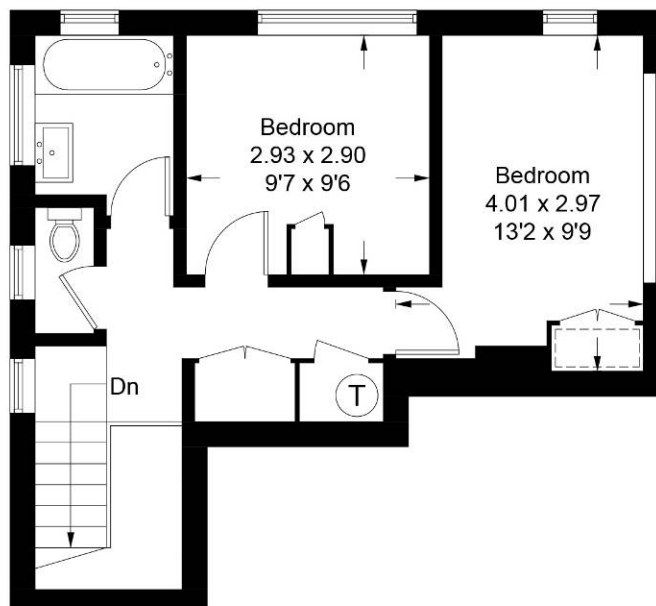
Ground Floor = 69.7 sq m / 750 sq ft

First Floor = 35.0 sq m / 377 sq ft

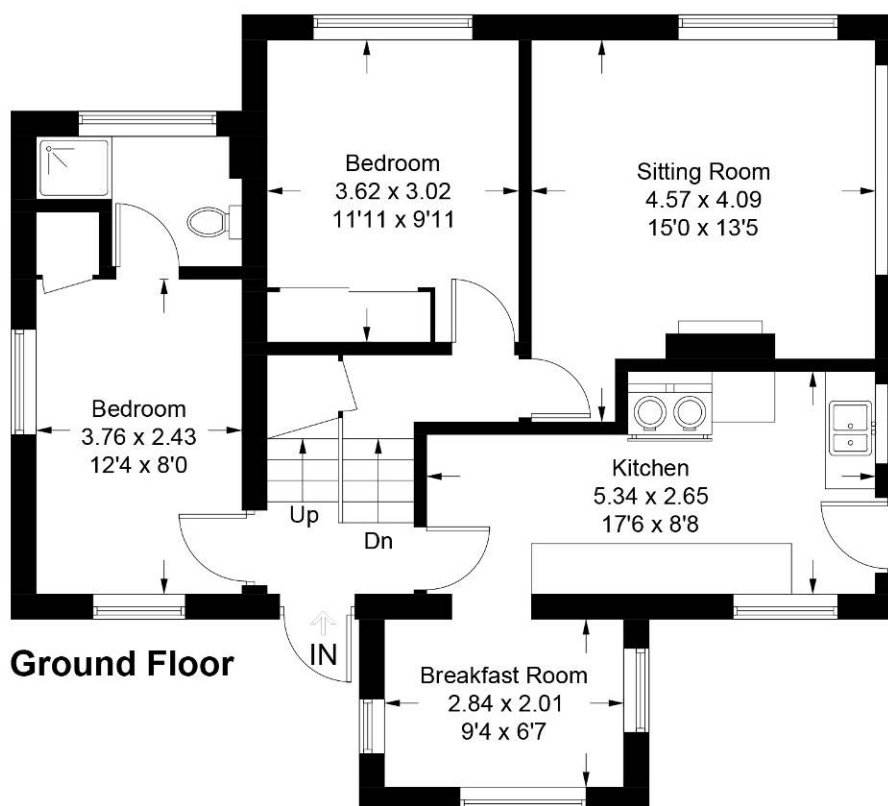
Total = 104.7 sq m / 1127 sq ft



 = Reduced headroom below 1.5m / 5'0



First Floor



Ground Floor

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