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49 High Street, Hythe, Kent CT21 5AD



22 FISHER CLOSE, HYTHE

A handsome detached double fronted neo-Georgian residence situated moments from both the beach and the bustling town centre. The generous accommodation comprises an entrance hall, sitting room, conservatory, kitchen/dining room, family room/study, 4 bedrooms (1 en-suite), bathroom. Generous garage, parking, gardens. EPC D

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£650,000 Freehold
NO ONWARD CHAIN



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22 Fisher Close Hythe CT21 6AB

**Entrance Hall, Cloakroom, Family Room/Study
Sitting Room, Conservatory, Dining Room leading to Kitchen
4 Bedrooms (1 En-Suite), Bathroom
Integral Garage with Utility Area, Manageable Gardens, Parking**

DESCRIPTION

This handsome and substantial double fronted neo-Georgian residence is well situated at the end of this sought after cul-de-sac. The property offers beautifully presented accommodation in a smart style which is free flowing having been adapted to suit a modern lifestyle. It includes a welcoming entrance hall, leading to a particularly generous dual aspect sitting room with bi-folding doors leading to a conservatory and is open to the dining room which is also open plan to the stunning kitchen/breakfast area with integrated appliances and granite work tops. Beyond this the rear hall leads to the attached generous garage which incorporates a utility area. There is also a separate family room/study and a cloakroom. A lift and staircase rise to the first floor galleried landing. There are four comfortable bedrooms, the principal with en-suite shower room and a family bathroom (ready to be re-fitted).

The gardens are attractive and manageable, the front garden accessed from Wakefield Walk is laid to artificial grass for ease of maintenance and the rear courtyard garden enjoys a southerly aspect and privacy is afforded by a boundary wall. Here there is parking on the driveway which also accesses the attached garage.

SITUATION

The property is situated in an exclusive cul-de-sac on level ground only minutes from the attractive unspoilt seafront and beach and the historic Royal Military Canal. The town centre with its busy High Street, 4 supermarkets (including Waitrose & Sainsbury) and range of independent shops, boutiques, cafes, restaurants, and doctors surgeries is a short walk away. There is a wide range of sporting and leisure facilities available nearby, including the Hotel Imperial Leisure Centre (which is virtually on the door step), cricket, lawn tennis, bowls, 2 golf courses and sailing clubs, etc. Schools are also excellent with Hythe Bay C of E Primary, Saltwood C of E Primary, St Augustines Catholic Primary & Brockhill Park Performing Arts College all being accessible as well as boys and girls Grammar Schools in Folkestone.

The area is fortunate in having particularly good communications as there is a main line railway station and access points for the M20 motorway (Junctions 11 and 12) only 3 and 4 miles away respectively, making it possible to reach Central London within about 1½ hours by both road and rail. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is only just over three miles away. Folkestone West (approx 5 miles distant) offers a high speed service to London St Pancras with journey times of under an hour. The ferry port of Dover is 12 miles away. (All distances are approximate).

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The accommodation comprises:

ENTRANCE HALL

Entered via a uPVC and obscure double glazed door with obscure double glazed windows to either side. A generous space with timber effect flooring throughout, access to understairs storage cupboard, staircase to first floor, lift to first floor, coved ceiling, radiator, doors to:

CLOAKROOM

Fitted with a contemporary suite comprising low level WC and corner wash basin with mixer tap and vanity cupboard below, obscure double glazed window to front, heated ladder towel rail.

FAMILY ROOM/STUDY

Bay with double glazed windows to front overlooking the garden, tiled floor, radiator.

SITTING ROOM

Timber effect flooring throughout, coved ceiling, bay with double glazed window to front overlooking the garden, pair of contemporary vertical radiators, open through to dining room, bi-folding glazed doors to:

CONSERVATORY

Of uPVC and double glazed construction above a brick built base and beneath a pitched Polycarbonate roof, slate effect flooring, windows to three sides with pair of casement doors opening to the courtyard garden, two radiators.

DINING ROOM

Timber effect flooring throughout, coved ceiling, double glazed window to rear overlooking the courtyard garden, square archway returning to entrance hall, vertical contemporary radiator, open-plan to:

KITCHEN

Well fitted with a comprehensive range of contemporary base cupboard and drawer units incorporating deep pan drawers, integrated dishwasher, square edged polished granite work surfaces inset with

stainless steel sink with mixer tap, induction hob, coordinating upstands, glazed splashback to hob with stainless steel glazed and illuminated extractor hood above, further bank of units comprising low level drawers with eye-level fridge and freezer and integrated AEG electric oven, recessed lighting, timber effect flooring, double glazed window to rear overlooking the courtyard garden, square archway leading to:

REAR LOBBY

uPVC and double glazed door to rear driveway, double glazed window to side, radiator, door to garage.

INTEGRAL GARAGE

Electronically operated roller door to front, pair of double glazed windows to rear, wall mounted Worcester gas fired boiler, hot water cylinder, range of units incorporating recesses with provision for washing machine and tumble dryer with roll top work surface over, power and light.

FIRST FLOOR GALLERIED LANDING

Access to loft space via hatch fitted with loft ladder, recess housing lift to ground floor, double glazed window to front overlooking Wakefield Walk, radiator, doors to:

BEDROOM 1

Coved ceiling, double glazed window to front overlooking the garden and Wakefield Walk, further double glazed window to side, radiator, door to:

EN-SUITE SHOWER ROOM

Twin sized tiled shower enclosure with rain head shower and separate hand held attachment, low level WC, square wash basin set upon a vanity unit comprising drawers and shelves with coordinating vanity unit to side, localised tiling, obscure double glazed window to rear, heated ladder towel rail.

BEDROOM 2

Coved ceiling, built-in wardrobe cupboards, double glazed window to rear enjoying an open aspect up Fisher Close, radiator.





BEDROOM 3

Coved ceiling, built-in wardrobe cupboard, double glazed window to front overlooking Wakefield Way, radiator.

BEDROOM 4

Coved ceiling, double glazed window to rear, radiator.

BATHROOM

Pedestal wash basin, low level WC, localised tiling, obscure double glazed window to rear, heated ladder rack towel rail (space and provision for bath or shower).

OUTSIDE

Front garden

The garden to the front of the property is set behind a low wrought iron fence and is laid extensively to Astro Turf for ease of maintenance with shallow border spanning the width of the front of the house planted with hydrangeas and fuchsias with a natural stone paved pathway to the front door.

Rear garden

The rear garden enjoys a southerly aspect and has been designed for ease of maintenance being laid to paving throughout and providing an ideal environment for alfresco dining and entertaining. The garden is enclosed by a brick built wall and low wrought iron with gate opening to the driveway which is block paved and providing off road parking for a single vehicle.

EPC RATING D

COUNCIL TAX

Band F approx. £3321.73 (2024/25)
Shepway District Council.

VIEWING

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





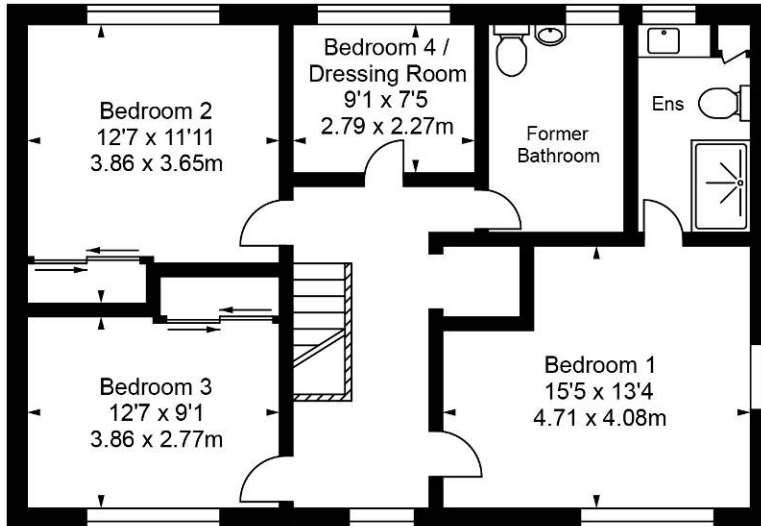
22 Fisher Close, Hythe, CT21, 6AB

Approximate Gross Internal Area :-

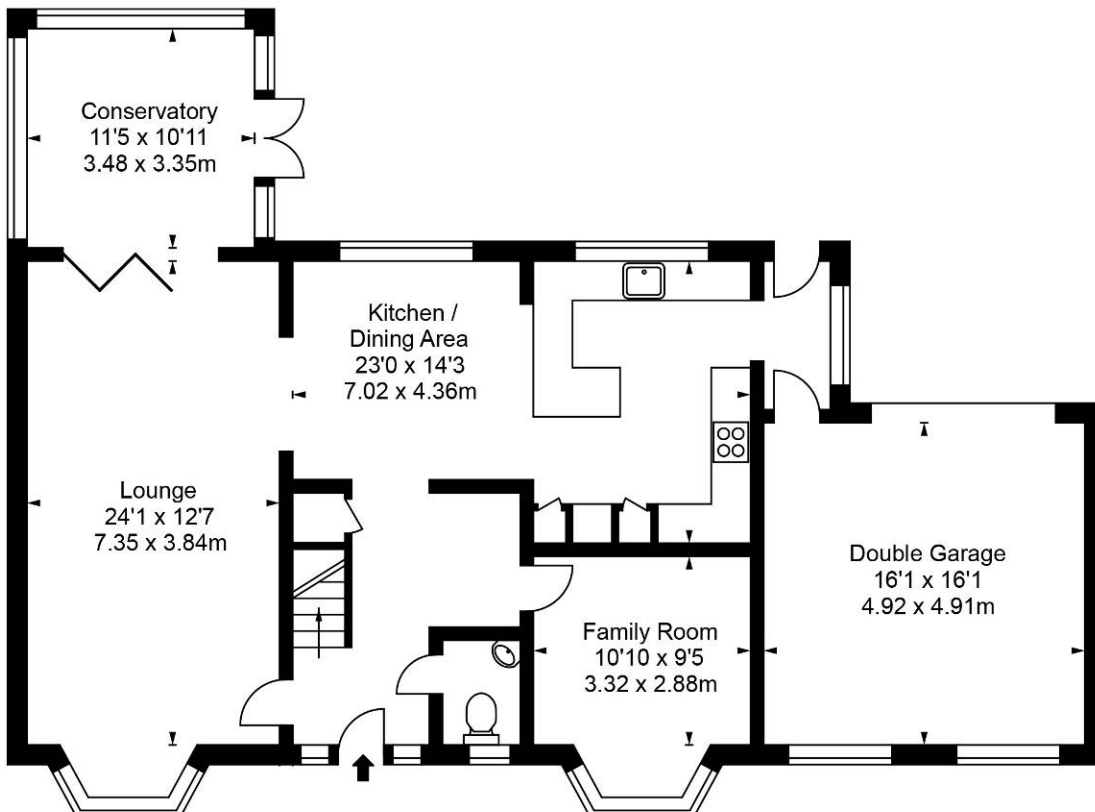
Ground Floor :- 124.90 sq m / 1344 sq ft

First Floor :- 81.73 sq m / 880 sq ft

Total :- 206.63 sq m / 2224 sq ft



First Floor



Ground Floor

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