



49 High Street, Hythe, Kent CT21 5AD



## 12 HILLSIDE STREET, HYTHE

**£429,950 Freehold**

An enchanting Grade II Listed cottage in a delightful situation, moments from Hythe's bustling high street and enjoying views over the town, to the sea. The property offers attractively presented, spacious accommodation with kitchen, sitting room, dining room, 2 double bedrooms and bathroom. Delightful garden.



# **12 Hillside Street, Hythe CT21 5EL**

## **Entrance Hall, Sitting Room, Dining Room open plan to Kitchen, Two Double Bedrooms, Bathroom External Store Room, Tiered Gardens**

### **DESCRIPTION**

This charming Grade II listed cottage is nestled on Hythe's picturesque hillside from where it commands a magnificent southerly vista over the town and of the sea.

The smartly presented accommodation comprises a sitting room, well fitted kitchen, generous dining room giving access to the courtyard and garden beyond. The first floor incorporates two lovely double bedrooms, one with views over Hythe and to the sea and the other with French doors opening directly onto the garden. There is also a spacious bathroom.

The delightfully secluded garden is a particularly attractive feature of the property with a courtyard accessed from the dining room, an attractive paved terrace with hot tub (which is included in the sale), central lawn and further elevated terrace from where views back over the garden and to the sea can be enjoyed.

### **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 HALL**

Entered via a timber panelled door with glazed fanlight above, polished timber floorboards, staircase to first floor with polished timber, moulded handrail, square banister rails and terminating in a turned newel post, access to deep understairs storage cupboard, coved ceiling, radiator, doors to sitting room and:

### **DINING ROOM**

A generous space with polished timber floorboards throughout, exposed brick chimney breast with freestanding woodburning stove over a stone paved hearth, pair of timber framed and double glazed casement doors opening to courtyard to rear, radiator, plan to:





## **KITCHEN**

Well fitted with a comprehensive range of base cupboard and drawer units incorporating recess and plumbing for dishwasher, square edged granite worktops under mounted with stainless steel sink with mixer tap, coordinating wall cupboards and shelving, recess housing dual fuel range cooker with seven burner gas hob, three ovens/grill and drawer, cupboard housing gas Worcester gas fired boiler, recessed lighting, timber framed and double glazed window overlooking the courtyard.

## **SITTING ROOM**

Polished timber floorboards, attractive marble fireplace surround encompassing a Georgian style hob grate over a granite hearth, coved ceiling, timber framed and double glazed sash window to front fitted with folding plantation style shutters and enjoying far reaching views over Hythe and of the sea, radiator.

## **FIRST FLOOR LANDING**

Access to loft space via a hatch fitted with loft ladder, access to deep shelved linen cupboard, doors to:

## **BEDROOM**

Polished timber floorboards, attractive painted timber fireplace surround, pair of wall light points, coved ceiling, timber framed and double glazed sash window to front enjoying far reaching views over Hythe, of the sea and around the bay to Dungeness, radiator, door giving access to deep wardrobe cupboard fitted with hanging rails.

## **BEDROOM**

Polished timber floorboards, exposed brick chimney breast encompassing a woodburning stove over a slate hearth, recessed lighting, timber framed and double glazed casement doors fitted with folding plantation style shutters, opening to and overlooking the rear garden, timber framed and double glazed window to side fitted with folding plantation style shutter, radiator.

## **BATHROOM**

Freestanding twin ended bath raised on claw and ball feet with mixer tap and handheld shower, twin sized tiled shower enclosure fitted with thermostatically controlled rain-head shower, low-level WC, pedestal wash basin, plumbing for washing machine, column radiator, hatch giving access to loft space.

## **OUTSIDE**

### **REAR GARDEN**

Directly to the rear of the house and accessed from the dining room, the pretty courtyard is gravelled for ease of maintenance with a natural stone pathway leading through to a raised bed planted with arum lilies and to a brick and ragstone built log store. A flight of steps ascend to the garden which is teared over a number of levels, the first being paved providing an attractive terrace currently housing a hot tub beneath a purpose-built awning and with a granite topped serving table to the side. Steps lead to a gravelled pathway which meanders between beds planted with a variety of shrubs, herbaceous and other plants including phormium, cordyline, acer and agapanthus. Further steps lead up to an area of lawn enclosed by hedging beyond which steps and a pathway lead past similarly planted borders to an elevated paved terrace at the top of the garden from where views over the rooftops of Hythe and to the sea can be enjoyed. There is also a freestanding timber framed shed.

**NB** From the garden a side gate gives access across the rear of number 14 Hillside Street returning at the side of that property to Hillside Street.

### **COUNCIL TAX**

Band D approx. £2299.66 (2024/25)  
Folkestone & Hythe District Council.

### **VIEWING**

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













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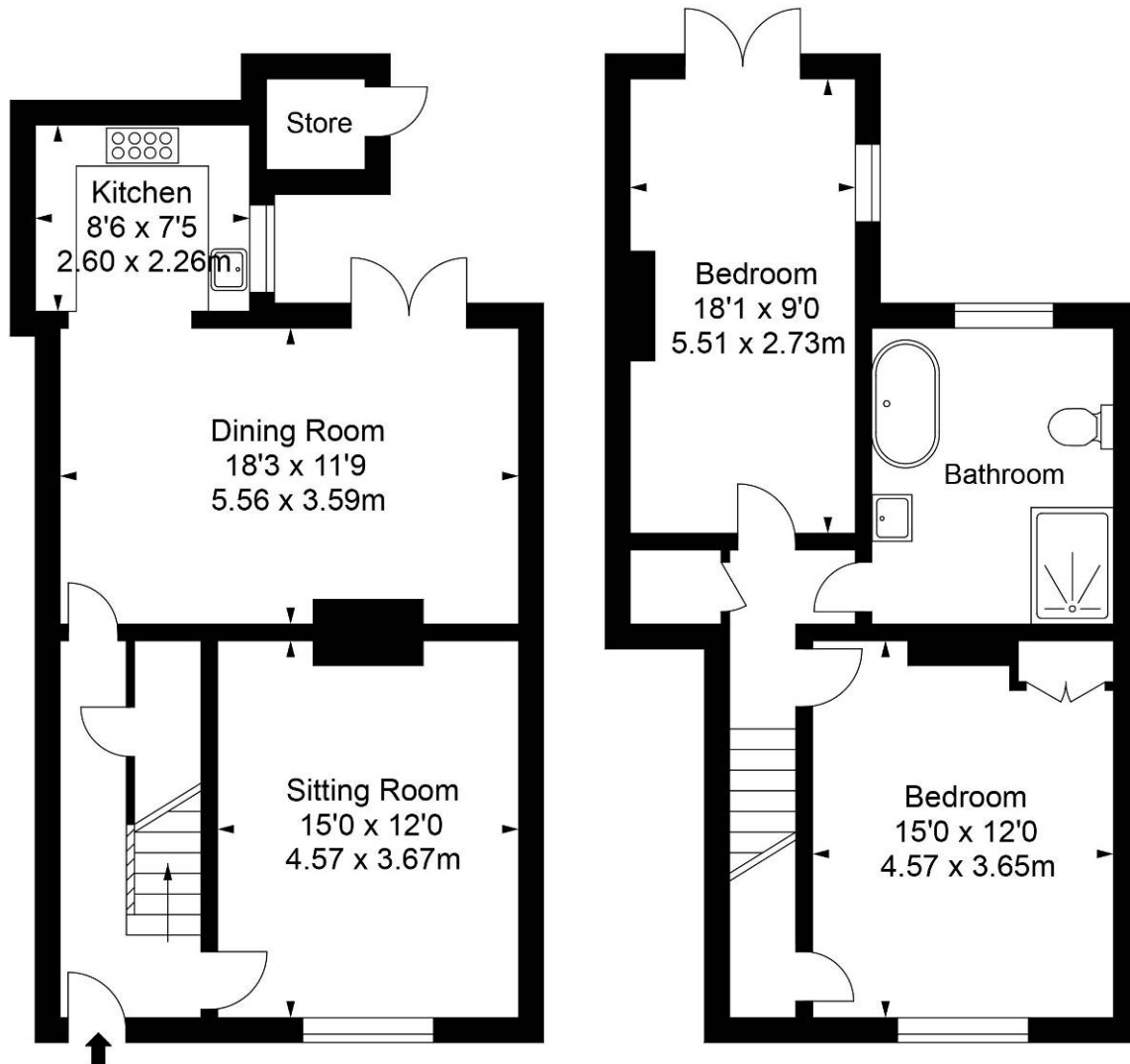
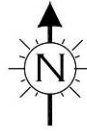
# 12 Hillside, Hythe

Approximate Gross Internal Area :-

Ground Floor :- 54.24 sq m / 584 sq ft

First Floor :- 51.48 sq m / 554 sq ft

Total :- 105.72 sq m / 1138 sq ft



**Ground Floor**

**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
floor plan by: [www.creativeplanetlk.com](http://www.creativeplanetlk.com)