



49 High Street, Hythe, Kent CT21 5AD



**HAYTOR,
85 ST LEONARDS ROAD, HYTHE**

**£695,000 Freehold
NO ONWARD CHAIN**

In a sought after location just off the seafront from where it enjoys some lovely views of the sea, a substantial detached chalet bungalow offering spacious accommodation with two reception rooms, three bedrooms and two bath/shower rooms. Secluded garden to the rear, two garages, ample parking. No onward chain. EPC



**Haytor,
85 St Leonards Road, Hythe CT21 6HE**

**Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility Area,
Ground Floor Bedroom and Bathroom,
Two First Floor Bedrooms and Shower Room,
Two Garages, Ample Parking, Secluded Garden**

DESCRIPTION

Haytor enjoys a wonderful position, quite literally a stones throw from the beach, from where the property enjoys some lovely views of the sea and of Fishermen's beach. The property is being offered for sale for the first time since it was purchased circa 1985 at which point it was extensively refurbished and appears to have been generally well maintained since. Although some general updating is now required, with exceptionally well proportioned accommodation, offers the potential to create a very comfortable home.

The property comprises a welcoming entrance hall leading to two generous reception rooms, both enjoying views of the sea, the kitchen with adjacent utility area and to a large ground floor bedroom and bathroom. On the first floor there are two further double bedrooms, each enjoying views of the sea and Fishermen's Beach, and a shower room. There is also a very useful basement.

The house also benefits from garages, one of a particularly generous size, plenty of parking on the driveways and a delightfully secluded rear garden.

SITUATION

St Leonards Road is a highly sought after location, very close to the prestigious Fisherman's Beach development and seconds from the unspoilt seafront of this ancient Cinque Ports Town, with its long stretches of shingle beaches. The house is also on a level approach to the Royal Military Canal and to the nearby bustling High Street which enjoys a variety of independent shops, boutiques, cafes, bars and restaurants. In addition there are 4 supermarkets (including Waitrose, Sainsbury and Aldi). There is also a selection of sports and leisure facilities in the vicinity including tennis, bowls, cricket, squash and sailing clubs as well as other water sports facilities. Hythe Bay Primary School is also very accessible. The larger town of Folkestone is around 5 miles and the Cathedral City of Canterbury is approximately 17 miles distant.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 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 (4.2 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. Eurostar trains to Paris and Brussels also depart from the latter. The Channel Tunnel Terminal is around 4 miles away and the ferry port of Dover is 13 miles away. (All distances are approximate.)

The accommodation comprises:

OPEN PORCH

Of UPVC and double glazed construction with obscured double glazed door and window opening to:

RECEPTION HALL

Coved ceiling, pair of wall light points, built-in coats cupboard, radiator, door giving access to staircase to basement, doors to:



SITTING ROOM

Stone fireplace surround with electric fire above a marble hearth, plate rail, pair of wall light points, coved ceiling, two obscured leaded and stained glass double glazed windows to side, bay with double glazed windows and sliding patio door opening to the front garden and from where views of the sea can be enjoyed, radiators, door to:

BEDROOM

Vanity unit set within a tiled surround with washbasin with mixer tap, coved ceiling, two double glazed windows to rear, radiator.

DINING ROOM

Pair of wall-light points, coved ceiling, bay with double glazed windows to front enjoying views of the sea, further double glazed window to front, radiator, open tread staircase with glazed balustrade to first floor.

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating space and plumbing for dishwasher with rolltop timber effect work surfaces inset with one and a half bowl stainless steel sink and drainer with mixer tap and four burner gas hob with extractor hood above, range of coordinating wall cupboards, integrated fridge, integrated double oven/grill and combi microwave oven, full height shelved larder cupboard, tiled floor, double glazed window to rear, radiator, open plan to:

UTILITY AREA

With full height storage cupboard with base cupboard to side, roll top timber effect work surface, coordinating wall cupboards, wall-mounted gas-fired boiler, plumbing for washing machine, water softener, space for freestanding freezer, double glazed window to side, double glazed window and door opening to the rear garden.

BATHROOM

Well fitted with a contemporary suite comprising panelled jacuzzi bath with mixer tap, wall-hung WC with concealed cistern, wall-hung wash basin with mixer tap, tiled

shower enclosure with thermostatically controlled shower, tiled walls, shelved storage cupboard, recessed lighting, extractor fan, obscured double glazed window to rear, heated ladder rack towel rail.

FIRST FLOOR LANDING

Access to loft space via a hatch fitted with a loft ladder, doors to:

BEDROOM

Access to eaves storage cupboards, range of fitted wardrobe cupboards, built-in heated linen cupboard housing factory-lagged hot water cylinder, double glazed Velux roof light to side, pair of double glazed Velux roof lights to front enjoying views of the sea and Fishermen's Beach, radiator.

BEDROOM

Access to eve storage cupboard, built-in wardrobe cupboards, double glazed Velux roof lights to front and side enjoying views of the sea and Fishermen's Beach, radiator.

SHOWER ROOM

Twin-sized shower enclosure fitted with thermostatically controlled Aquilisa shower, low-level W.C., pedestal wash basin, tiled walls, shaver point, recessed lighting, extractor fan, obscured double glazed Velux roof light to rear, radiator.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a brick-built wall and is entered via a pair of double gates opening to a block-paved driveway providing off-road parking and access to the detached garage alongside which a gate gives access to the rear of the house. The remainder of the garden is block paved with a raised bed planted with a variety of shrubs and other plants. To the right side of the garden is a further block paved driveway providing off-road parking for up to two vehicles and access to garage No.2.



REAR GARDEN

There is a shallow utility area to the rear of the property which is paved and incorporates an outside tap, lighting and power point. This area continues to the main garden which is well enclosed by a combination of walls and close boarded timber panelled fencing. The paved pathway continues to the far end of the garden where there is a paved terrace set beneath a timber-framed pergola beyond which is a timber framed and glazed summerhouse. The remainder of the garden is laid extensively to lawn, edged by a raised bed, planted with a variety of shrubs, herbaceous and other plants including roses, honeysuckle, peony, lavender, geraniums, mallow, wygelia, fuchsia and phlox amongst others.

GARAGE NO. 1

Of prefabricated construction set beneath a flat roof with electronically operated roller door to front, windows to side and rear, personal door to rear, workbench, power and lighting.

GARAGE NO. 2

Electronically operated roller door to front, power and light.

EPC Rating Band

COUNCIL TAX

Band E approx. £2,944.46 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

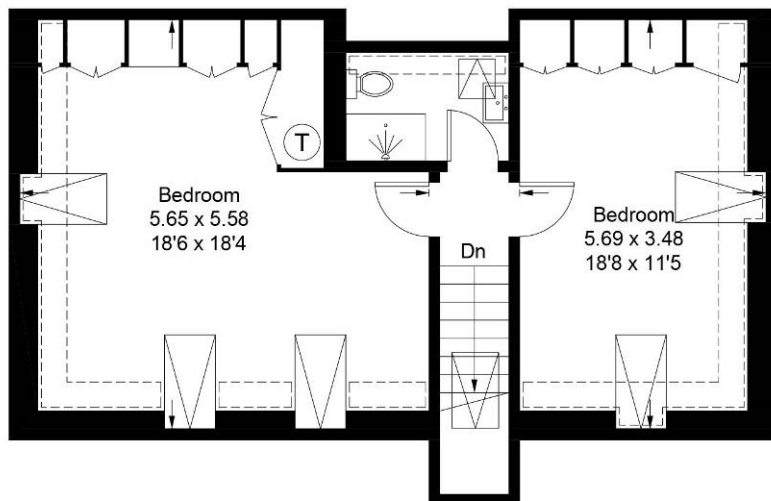


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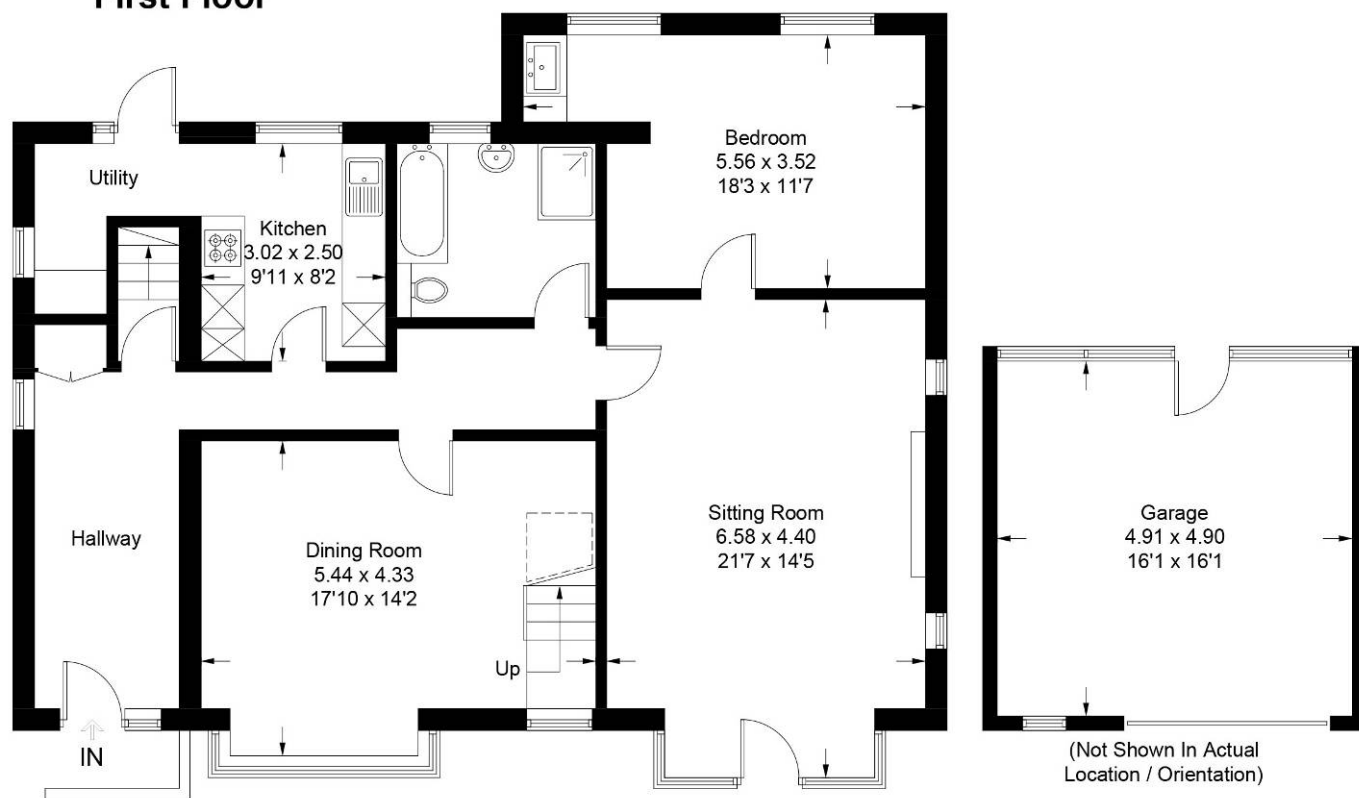
St. Leonards Road, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 109.0 sq m / 1173 sq ft
First Floor = 53.7 sq m / 578 sq ft
Garage = 24.0 sq m / 258 sq ft
Total = 186.7 sq m / 2009 sq ft



= Reduced headroom below 1.5m / 5'0"

First Floor



(Not Shown In Actual Location / Orientation)

Ground Floor

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