



49 High Street, Hythe, Kent CT21 5AD



## PROVIDENCE HOUSE, 143 HIGH STREET, HYTHE

**£375,000 Freehold**  
**NO ONWARD CHAIN**

A delightful period cottage situated in a prime central location, featuring well-presented and generously proportioned accommodation. The property comprises a sitting room, kitchen/dining room, 3 bedrooms, and a shower room, along with a rear courtyard garden, off-road parking, and a garage. EPC C



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**Providence House  
143 High Street  
Hythe  
CT21 5JL**

**Entrance Vestibule, Sitting Room, Kitchen/Dining Room,  
Three Bedrooms, Shower Room,  
Rear Courtyard Garden, Cellar/Storage room, Garage, Parking**

**DESCRIPTION**

A charming period cottage situated on Hythe's picturesque High Street, offering well-presented accommodation of comfortable proportions. The layout includes an entrance vestibule, a sitting room with a wood-burning stove, a fitted kitchen/dining room, two first-floor bedrooms and a shower room, with an additional bedroom on the second floor. The property also benefits from a tiered courtyard garden, cellar/storage room, a detached garage and parking.

**SITUATION**

The cottage is located on the quaint High Street, with its variety of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose), doctors' surgeries, etc. The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further and there are a variety of sports and leisure facilities in the vicinity, including 2 golf courses and the Hotel Imperial Leisure Centre.

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 (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is only just over a mile away the ferry port of Dover is 12 miles away. (All distances are approximate.)

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The accommodation comprises:

### **ENTRANCE VESTIBULE**

Entered via UPVC door, door to:

### **SITTING ROOM**

Fireplace recess housing a woodburning stove on a stone hearth, built-in cupboard into alcove with shelves over, double glazed window to front, access to built-in cupboard, staircase to 1st floor, timber effect flooring, radiator.

### **KITCHEN/DINING ROOM**

Well fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine, integrated Hotpoint electric oven, wood effect worksurface inset with stainless steel sink and drainer unit with mixer tap, induction hob, tiled splashback, coordinating wall cupboards, integrated fridge and freezer, two double glazed windows to rear, double door giving access to the rear garden, coved ceiling, tiled floor, radiator.

### **FIRST FLOOR LANDING**

Door to staircase leading to 2nd floor, access to loft space, polished timber floorboards, doors to:

### **BEDROOM**

Built in wardrobe cupboard, double glazed window to front, radiator.

### **BEDROOM**

Access to generous cupboard housing the Ideal Logic gas boiler, double glazed window to rear, radiator.

### **SHOWER ROOM**

Tiled shower enclosure with thermostatically controlled rain head shower and separate handheld attachment, low-level WC, wash basin with vanity cupboard below, obscured double glazed window to rear, shaver point, heated ladder rack towel rail.

### **SECOND FLOOR**

### **BEDROOM**

Velux window, polished timber floorboards, radiator.

### **OUTSIDE**

Directly to the rear of the property is a block paved courtyard area with access to a generous cellar/storage room, a flight of steps lead to a generous paved terrace, the perfect environment to relax and dine alfresco. To the rear a timber framed gate gives access to the parking space which is accessed via Dental Street. The property also benefits from a garage.

### **GARAGE**

Up and over door to front, personal door to side, window to rear, power and light.

### **EPC Rating C**

### **COUNCIL TAX**

Band B approx. £1873.76 (2025/26)  
Folkestone & Hythe District Council.

### **VIEWING**

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







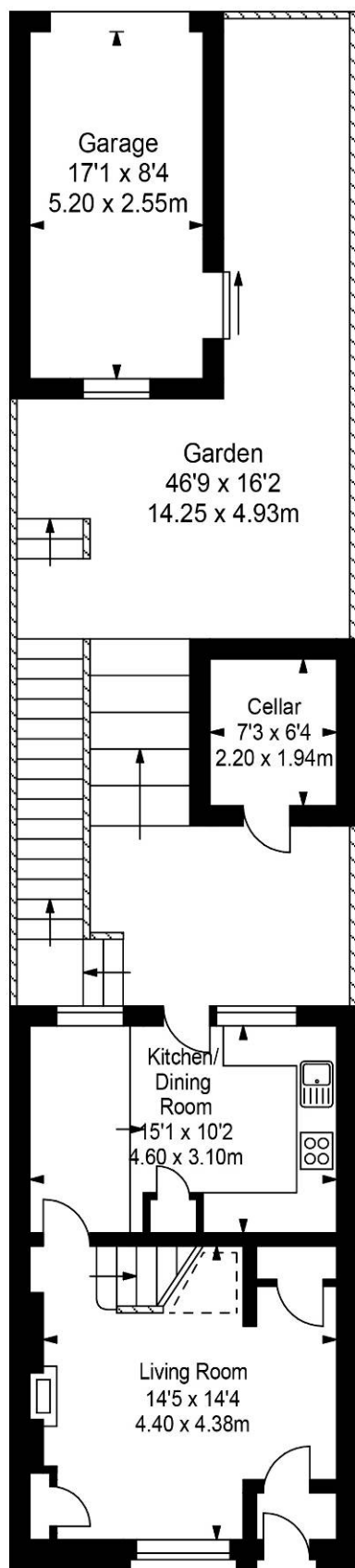




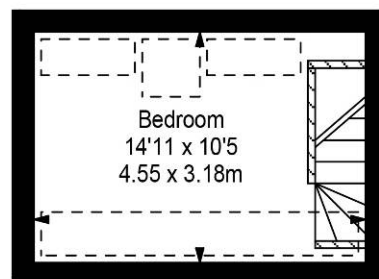


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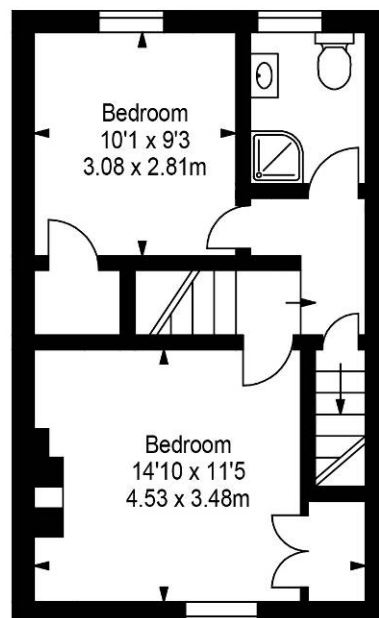
Approximate Gross Internal Area :-  
Ground Floor :- 35.39 sq m / 381sq ft  
First Floor :- 36.32 sq m / 391sq ft  
Second Floor :- 14.67 sq m / 158sq ft  
Garage :- 13.56 sq m / 146sq ft  
Cellar :- 4.18 sq m / 45sq ft  
Total :- 104.12 sq m / 1121sq ft



Ground Floor



Second Floor



First Floor

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