



49 High Street, Hythe, Kent CT21 5AD



**THE SEA COTTAGE,
17 BLACKHOUSE HILL, HYTHE**

£675,000 Freehold

In a popular location from where it enjoys views of the sea, this exceptional detached chalet house offers beautifully presented, well proportioned accommodation which includes 2 reception rooms, a bespoke kitchen, 3 double bedrooms, bath and shower rooms. Garage, parking and a delightfully secluded garden. EPC



The Sea Cottage, 17 Blackhouse Hill, Hythe CT21 5UL

**Entrance Hall, Sitting Room opens to Decked Terrace, Dining Room,
Kitchen leads to Sun Room, Ground Floor Bedroom & Bathroom,
First Floor Landing/Study Area, Two Further Bedrooms, Shower Room,
Garage, Parking, Gardens to Front & Rear**

DESCRIPTION

This unique detached chalet house has been dramatically transformed for the current owners. The property, which started life as a bungalow has been thoughtfully redesigned with a reconfigured roofline to provide additional first floor accommodation. The end product is a triumph resulting in an exceptional property designed to provide spacious and versatile accommodation.

The property is entered via the welcoming entrance hall which leads to the generous west facing sitting room which opens onto an elevated terrace overlooking the garden and from where views towards the sea can be enjoyed. The kitchen, which leads to a sun room, is well equipped with a comprehensive range of bespoke cabinetry, there is a bright ground floor double bedroom with fitted wardrobes, beautiful bathroom and a lovely dining room from where stairs lead to the first floor. The spacious landing, used currently as a study/yoga area, leads to the spacious principal bedroom and a generous further double bedroom, the principal bedroom having a Juliet balcony overlooking the garden, and a bright and airy shower room.

The garden is a delight with the terrace providing a wonderful spot in which to relax and enjoy the views, the remainder of the garden with generous expanses of lawn, mature planting designed for year round interest and a summer house. To the front there are two driveways, one accessing the garage and EV charging point.

SITUATION

The property enjoys a popular location of Hythe's pretty lower hillside, within walking distance of the town centre and bustling High Street with its variety of independent shops and boutiques, restaurants, cafes, public houses, doctors' surgeries etc. The town is also well served by four supermarkets (including Waitrose). The attractive and unspoilt seafront and the Royal Military Canal, with pleasant towpath walks and cycle path, are both within easy reach and there is a wide variety of sporting and leisure facilities in the area including the Hotel Imperial Leisure Centre and golf course, sailing, cricket and lawn tennis clubs. There is a monthly farmers' market and various clubs and societies that welcome new members.

Sene Valley golf course is within only a short distance away and there are many pleasant country walks and bridle paths within easy reach.

Hythe is very conveniently located for easy access to the M20 (2 miles), Channel Tunnel Terminal (2 miles), the ferry port of Dover (7 miles) and Ashford International Passenger Station (10 miles). High Speed trains to London St Pancras are now available from Ashford and Folkestone, offering journey times of under an hour and Sandling mainline railway station is approximately 2 miles distant.

The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect composite and obscured double glazed door, polished floorboards in a limed finish, radiator, doors to:

SITTING ROOM

A generous space with polished timber floorboards in a limed finish, attractive painted fireplace surround with decorative coal effect fire over a stone hearth, picture rail, double glazed sliding patio doors opening to the decked terrace, double glazed corner window to side and rear overlooking the garden, glazed casement doors opening to the sunroom, radiators.

DECKED TERRACE

The terrace, accessed from the sitting room, enjoys a westerly aspect, is decked and enclosed by wrought iron balustrade supporting climbing roses and honeysuckle with a flight of steps leading to the garden.

KITCHEN

Well fitted with a comprehensive range of bespoke cupboard and drawer units incorporating open shelving, deep pan drawers, corner display shelving and spaces for freestanding cooker and washing machine, square edged quartz worktops undermounted with twin ceramic butler sinks with mixer tap, coordinating upstand, coordinating wall cupboards, further bank of full height storage cupboards with open shelving above and recess with plumbing for American style fridge freezer, matching wood and quartz topped island unit, tiled floor with underfloor heating, two double glazed sash windows to front, double glazed sash window to side, timber panelled and glazed door opening to and looking through the sunroom to the garden beyond, coved ceiling, recessed lighting, wall-mounted Worcester gas fired boiler.

SUNROOM

Of double glazed construction with windows to two sides beneath an insulated roof, timber effect Amtico flooring, door giving access to staircase leading to garden, radiator.

DINING ROOM

Staircase to first floor, recessed lighting, pair of double glazed sash windows to front, two radiators.

BEDROOM

Recessed lighting, fitted wardrobes to two walls, double glazed window to side, radiator.

BATHROOM

Well fitted with a traditional suite comprising freestanding, slipper-ended bath raised on claw and ball feet with mixer tap and handheld shower, tiled shower enclosure fitted with Mira Azora thermostatically controlled shower, wash basin with vanity cupboard below and coordinating mirrored cabinet above, low level WC, tiled floor, walls tongue and groove panelled to half height, extractor fan, coved ceiling, recessed lighting, obscured double glazed sash windows to front and side, radiator.

FIRST FLOOR LANDING

A generous space utilised by the owners as a study area with double glazed Velux roof light to the side, radiator, doors to:

BEDROOM

Double glazed Velux roof lights to either side, the one to the south enjoying views towards the sea, double glazed casement doors with double glazed windows to either side fitted with folding plantation style shutters opening to a glazed **Juliet balcony** from where views over the garden and sideways to the sea can be enjoyed, radiator.

BEDROOM

Double glazed Velux roof lights to either side, recessed lighting, double glazed window to front, radiator.





SHOWER ROOM

Tiled shower enclosure fitted with thermostatically controlled monsoon shower with separate handheld attachment, low level WC, wash basin with mixer tap and vanity cupboards below, tiled floor, recessed lighting, extractor fan, shaver point, double glazed Velux roof light to side, heated ladder rack, towel rail.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low timber slatted contemporary fence which is backed by mature shrubs with driveways to either side providing **off-road parking for two cars** and equipped with **EV charging point**, also providing access to the garage to the right. The remainder of the garden is laid largely to lawn surrounded by beds planted with a variety of shrubs and other plants including hot lips, pittosporum, fuchsias, lavender, hydrangeas and rosemary amongst others. Side access can be gained to the:

REAR GARDEN

Directly to the rear of the property is a paved terrace accessed from the decked terrace where there is also a timber framed garden shed and from where access to the **cellar/undercroft storage area** can be gained (a useful space for storage with limited head height, equipped with power and lighting and a cold water tap for garden use).

The terrace leads to the rest of the garden which is well enclosed by a combination of brick walls, timber panelled fencing and mature hedging. The garden is laid extensively to lawn and is arranged in two gently tiered sections, the first encompassed by a deep border planted with a variety of shrubs, herbaceous and other plants including daisies, roses, hydrangea, bay and hebe amongst others. This is broken by a slate topped pathway leading to the lower section where there is an attractive **timber framed summer house** with windows to front and side and entered via a pair of

panelled and glazed doors. The summer house is supplied with power and light. Within the lower section of the garden are a number of fruit trees and to the far end of the garden are raised vegetable beds and a gate giving access to the rear walkway.

GARAGE

Entered via an up and over door to front, personal door to rear, window to side, power and light.

EPC Rating Band

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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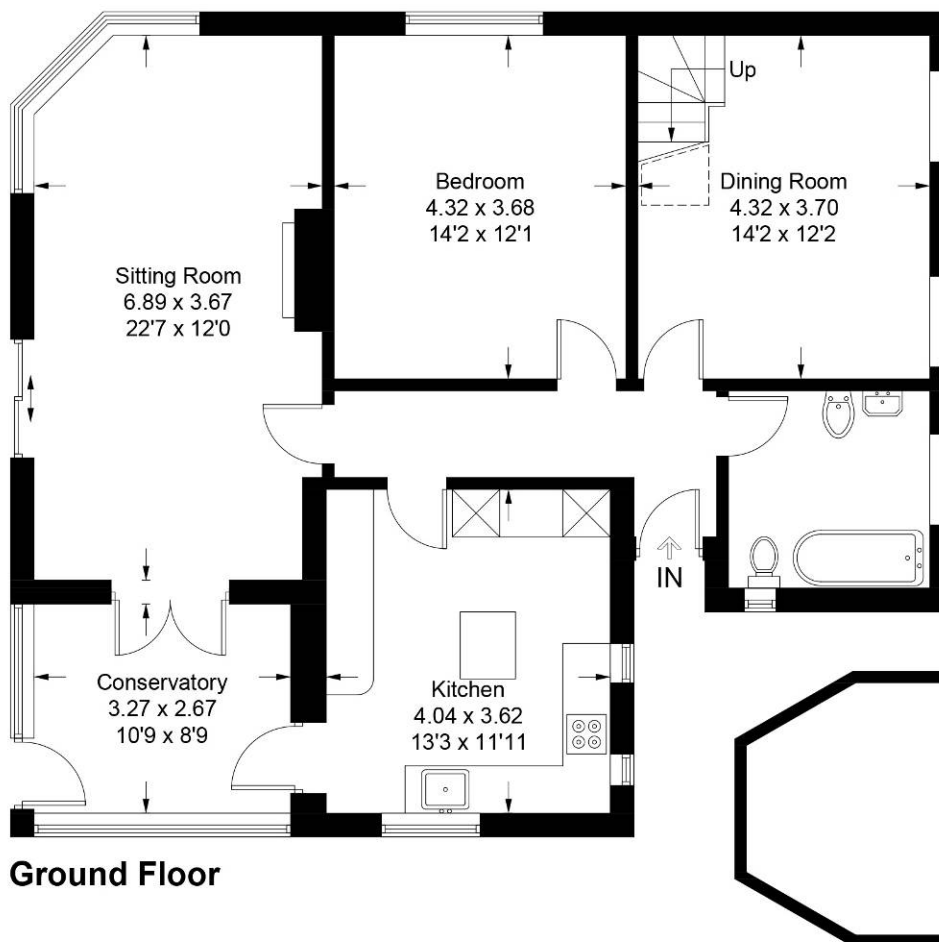
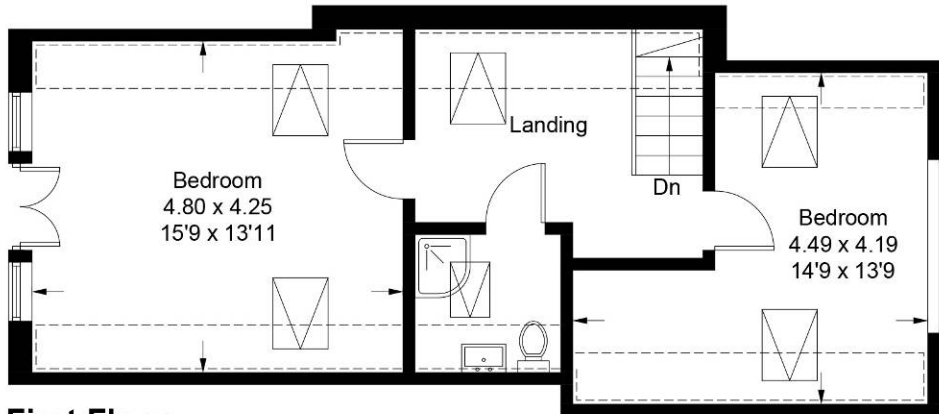


Blackhouse Hill, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 99.3 sq m / 1069 sq ft
First Floor = 49.2 sq m / 529 sq ft
Total = 148.5 sq m / 1598 sq ft



[Dashed line] = Reduced head height below 1.5m



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
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