



49 High Street, Hythe, Kent CT21 5AD



5 THE DENE HILLSIDE STREET, HYTHE

£350,000 Freehold
NO ONWARD CHAIN

In a prime central location, this well proportioned property forms part of a small and prestigious development. It offers comfortable accommodation with a generous sitting/dining room, well fitted kitchen, two double bedrooms and a shower room. South facing courtyard garden, garage. No onward chain. EPC C



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5 The Dene

Hillside Street, Hythe CT21 5DH

Entrance Hall, Sitting/Dining Room, Kitchen, Cloakroom, Two Bedrooms, Shower Room, Courtyard Garden to Rear, Garage

DESCRIPTION

The Dene is a unique and highly desirable development constructed by Charliers, local developers of high repute, in the late 1960s. This well considered group of similar properties is centred around a large and well tended communal garden over which the property enjoys a pleasant outlook with pretty roof top views beyond, over the town and with glimpses of the sea in the far distance.

The property appears to have been generally well maintained and offers attractively presented accommodation which is of particularly comfortable proportions. This includes a spacious entrance hall leading to a generous living space with floor to ceiling windows and doors, flooding the space with light and opening to the terrace at the rear. There is a well fitted kitchen, two double bedrooms, each with fitted storage, and a bathroom.

To the front of the house is a small, manageable garden and to the rear there is an attractive south facing terrace with steps down to the communal garden. The property also benefit from a garage en-bloc and is being sold with the advantage of no onward chain.

SITUATION

Hillside Street is situated within the desirable Conservation Area of the town, just behind the High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys & Aldis), doctors surgeries, etc.

The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further and there is a variety of sports and leisure facilities in the vicinity, including 2 golf courses, Cricket, Bowls and Tennis Clubs as well as the Hotel Imperial Leisure Centre.

There are bus stops close by with local services to Folkestone, Ashford, Romney Marsh, etc. and Hythe is very conveniently located for easy access to the M20 (Junction 11 - 4 miles), Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles). Sandling main line railway station, approximately 2½ miles away on the outskirts of Saltwood, offers regular commuter services to London and High Speed trains to London St Pancras are available from Folkestone and Ashford with journey times of under an hour.

The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect, composite and obscured double-glazed door with obscured double-glazed panel to side, access to deep storage cupboard with shelving and hanging rail, radiator, doors to living room and:

CLOAKROOM

Low-level WC, tiled floor, electric heater, double glazed window to front.



SITTING/DINING ROOM

A generous space with staircase to first floor with access to understairs storage cupboard, double glazed casement doors and double glazed windows to rear opening to and overlooking the courtyard garden from where steps lead to the communal gardens, radiators, door to:

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating freestanding washing machine and freestanding electric cooker with four burner hob, square edged granite effect work surfaces inset with sink and drainer with mixer tap, tiled splashbacks, range of coordinating wall cupboards, space for freestanding fridge freezer, double glazed window to front.

FIRST FLOOR LANDING

Access to loft space, access to shelved linen cupboard, doors to:

BEDROOM

Built-in wardrobe cupboard, three double glazed windows to rear, enjoying a pleasant open aspect over the communal gardens with rooftop views over Hythe, radiator,.

BEDROOM

Built-in wardrobe cupboards, two double glazed windows to front, radiator.

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low level WC, pedestal wash basin, extractor fan, electric heater, radiator.

OUTSIDE

FRONT GARDEN

To the front of the property the garden is largely occupied by a raised planter, currently home to a mature Hebe and other plants with bin storage behind it. Steps and a ramp lead into front door where there is an external power point.

REAR GARDEN

To the rear of the property there is a paved terrace enjoying a southerly aspect and from where a flight of steps lead to the communal garden.

GARAGE

There is a single garage en-bloc with up and overdoor to front.

SERVICE CHARGE

There is an annual service charge for the upkeep of the common parts, gardens etc of circa £700. This is paid in two six monthly instalments.

EPC Rating Band C

COUNCIL TAX

Band D approx. £2,506.74 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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

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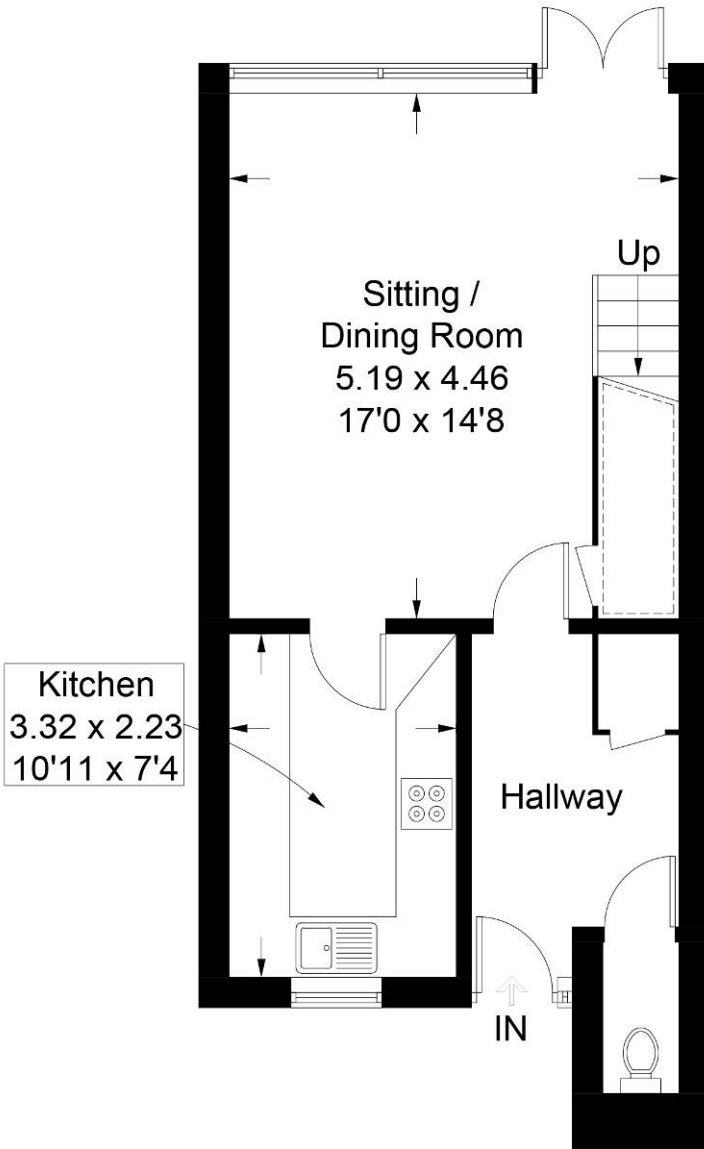




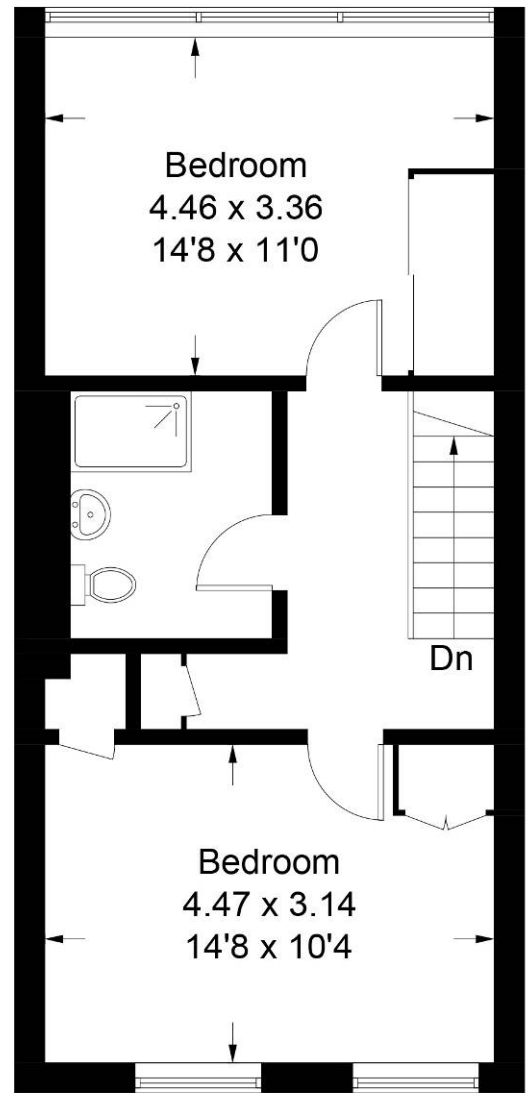
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Approximate Gross Internal Area
Ground Floor = 40.1 sq m / 432 sq ft
First Floor = 45.2 sq m / 486 sq ft
Total = 85.3 sq m / 918 sq ft

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1293883)