

49 High Street, Hythe, Kent CT21 5AD



**10 STURDY CLOSE  
HYTHE**

**£775,000 Freehold  
NO ONWARD CHAIN**

In a much sought after location, on a desirable cul-de-sac, a handsome double fronted neo Georgian house requiring general updating but with the potential to provide an exceptionally comfortable home with 3 reception rooms, 4 bedrooms (1 en-suite), a west facing garden, double garage and parking. EPC C



**10 Sturdy Close  
Hythe  
CT21 6AG**

**Entrance Hall, Sitting Room, Dining Room, Study,  
Kitchen/Breakfast Room, Utility Room, Cloakroom,  
Four Bedrooms (one En-Suite), Bathroom,  
Integral Double Garage, Parking, West Facing Garden**

**DESCRIPTION**

This handsome neo Georgian, double fronted, link-detached house occupies a generous plot on the west side of a much sought after cul-de-sac where it backs onto and enjoys views over the adjoining allotments and subsequent playing fields to the rear. The property, which appears to have been generally well maintained during the current owners residency, would now benefit from some general updating but, with circa 2225 sq ft (including the garage) of accommodation has the potential to provide an exceptionally comfortable home.

The bright and airy accommodation comprises a wide and welcoming entrance hall leading to the dual aspect sitting room, a dining room, study, kitchen/breakfast room and utility room from where access can be gained to the garage. There is also a cloakroom on the ground floor. The first floor comprises three double bedrooms, each with built in wardrobes, the principal room with en-suite bathroom and a fourth generous single bedroom. There is also a family bathroom.

To the front of the house there is a shallow lawned garden with a double width driveway providing off road parking and access to the integral garage. Side access can be gained to the rear garden which is of a manageable size, enjoys a westerly aspect and is walled on all sides. The property is offered for sale with the benefit of no onward chain.

**SITUATION**

The property is situated in an exclusive and much sought after cul-de-sac on level ground only minutes from the attractive unspoilt seafront and beach and with Hythe's historic Royal Military Canal nearby. The town centre with its busy High Street, 3 supermarkets (including Waitrose which is a short level walk away) and range of independent shops, boutiques, cafes, restaurants, and doctors surgeries is a short walk away. There is a wide range of sporting and leisure facilities available nearby, including the Hotel Imperial Leisure Centre (which is virtually on the door step), cricket, lawn tennis, bowls, 2 golf courses and sailing clubs, etc., many of which are a short walk along the canal bank.

The area is fortunate in having particularly good communications as there is a main line railway station and access points for the M20 motorway (Junctions 11 and 12) only 3 and 4 miles away respectively, making it possible to reach Central London within about 1½ hours by both road and rail. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is only just over three miles away. Folkestone West (approx 5 miles distant) offers a high speed service to London St Pancras with journey times of under an hour. The ferry port of Dover is 12 miles away. (All distances are approximate).

The accommodation comprises:

### **ENTRANCE HALL**

Entered via a UPVC door with obscured double glazed panels to either side, timber effect flooring, staircase to first floor, access to understairs storage cupboard, coved ceiling, radiator, glazed door to:

### **SITTING ROOM**

A generous space spanning the full depth of the property with painted fireplace surround and electric fire above a marble hearth, pair of wall light points, coved ceiling, bay with double glazed windows to front, double glazed casement door with double glazed windows to either side opening to and overlooking the rear garden with a pleasant open aspect beyond, radiators, glazed double doors to:

### **DINING ROOM**

Timber effect flooring, coved ceiling, double glazed window to rear overlooking the garden, radiator, pair of glazed double doors returning to entrance hall, glazed door to:

### **KITCHEN/BREAKFAST ROOM**

Fitted with a range of base cupboard and drawer units, square edged work tops inset with stainless steel sink and double drainer with mixer tap, four burner, halogen hob, tiled splashbacks, coordinating wall cupboards, integrated eye level oven, double glazed window to rear overlooking the garden, radiator, glazed door to:

### **UTILITY ROOM**

Space and plumbing for dishwasher with base cupboards to side topped with a stainless steel sink and drainer with mixer tap, further full height storage cupboards, built-in shelved heated linen cupboard housing factory lagged hot water cylinder, wall-mounted gas-fired boiler, obscured double-glazed door and double-glazed window opening to and overlooking the rear garden, radiator, door to integral garage.

### **STUDY**

Coved ceiling, pair of double glazed windows to front overlooking the garden, radiator.

### **CLOAKROOM**

Low-level WC, corner washbasin with tiled splashback, obscured double glazed window to front, coved ceiling.

### **FIRST FLOOR LANDING**

Access to loft space, double glazed window to front, doors to:

### **BEDROOM**

Built in wardrobe cupboard, pair of double glazed windows to front, radiator, door to:

### **EN-SUITE BATHROOM**

Panelled bath, low-level WC, wash basin set into tiled surround with cupboard below, obscured double glazed window to rear and to side, walls tiled to half height, wall mounted Dimplex heater, radiator.

### **BEDROOM**

Built in wardrobe cupboards, pair of double glazed windows to front, radiator.

### **BEDROOM**

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

### **BEDROOM**

Double glazed window to rear, radiator.

### **BATHROOM**

Panelled bath, wash basin set into tiled surround, low-level WC, localised tiling, wall mounted Dimplex heater, radiator.

### **OUTSIDE**

### **FRONT GARDEN**

The garden to the front of the property is laid mainly to lawn with a central pathway edged by borders planted with various shrubs and herbaceous plants. Pathways continue to the left to the double-width driveway before the integral garage and to the right where a side gate gives access to the:





## REAR GARDEN

The garden to the rear of the property enjoy as a westerly aspect and is well enclosed by brick built walls topped by trellis. Directly to the rear of the house and spanning the width of it is a paved terrace extending to the remainder of the garden which is laid largely to lawn edged by borders planted with a variety of shrubs, herbaceous and other plants.

## INTEGRAL DOUBLE GARAGE

Electronically operated roller door to front, power and light.

## EPC Rating C

## COUNCIL TAX

Band G approx.. £4014.18 (2025/26)  
Folkestone & Hythe District Council.

## VIEWING

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

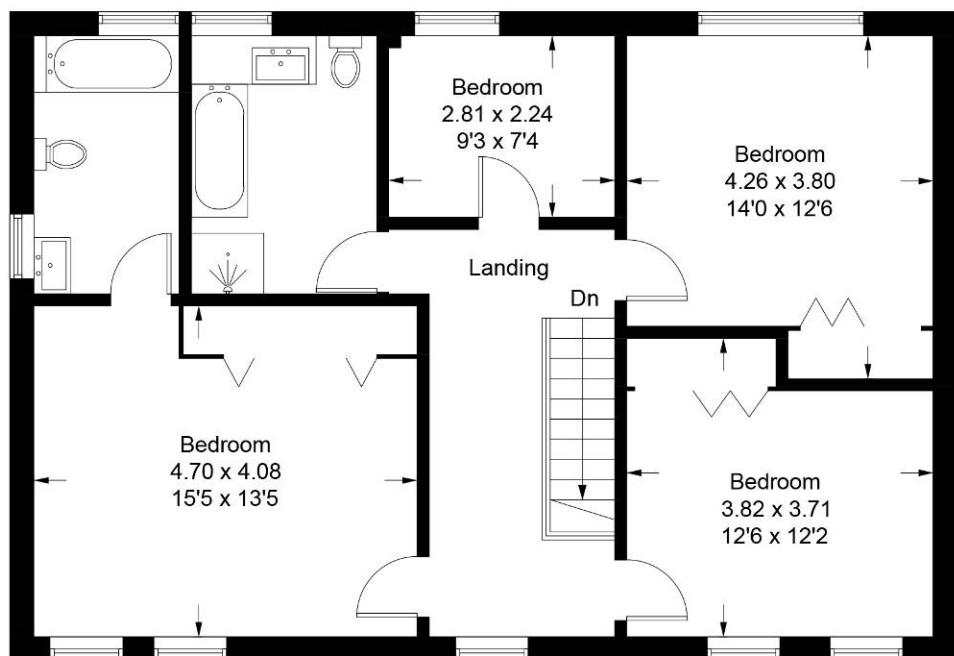
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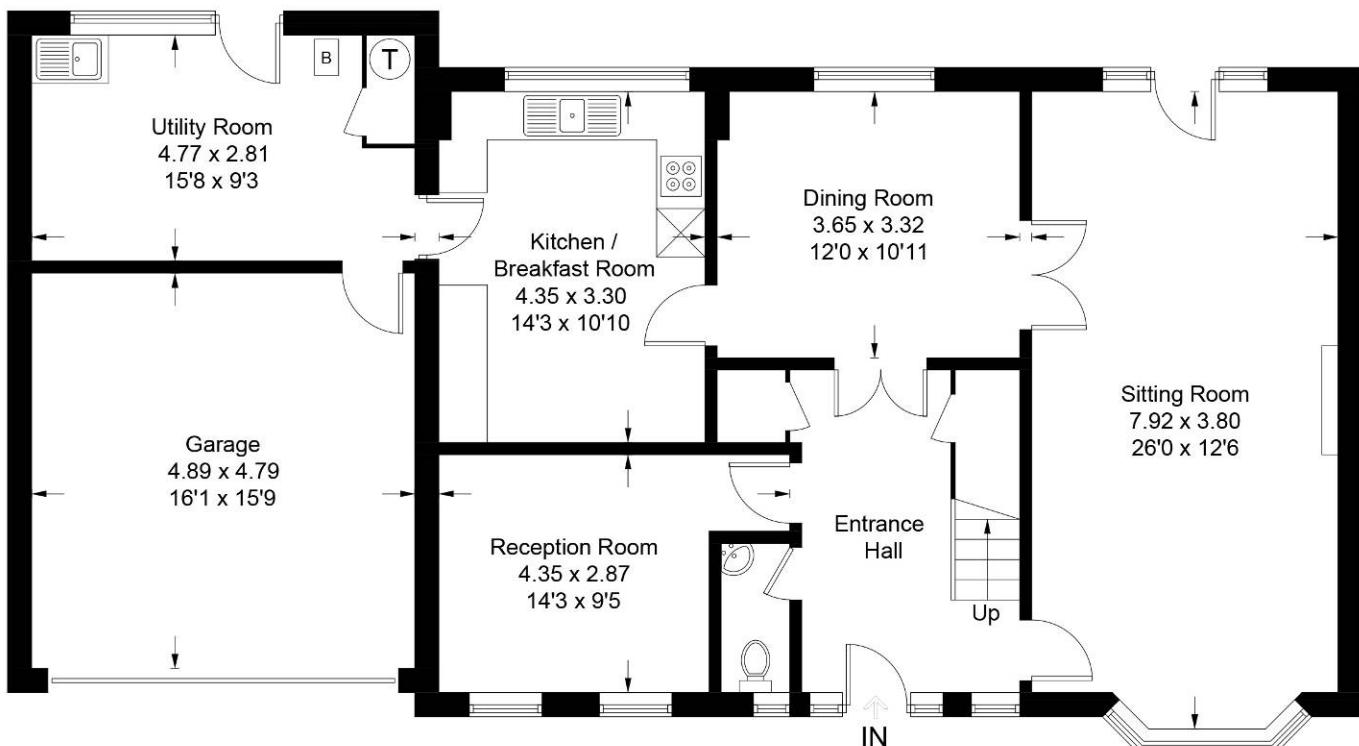


# Sturdy Close, Hythe, CT21

Approximate Gross Internal Area  
 Ground Floor = 123.7 sq m / 1331 sq ft  
 (Including Garage)  
 First Floor = 83.1 sq m / 894 sq ft  
 Total = 206.8 sq m / 2225 sq ft



## First Floor



## Ground Floor

Illustration for identification purposes only, measurements are approximate,  
 not to scale. FourLabs.co © (ID1265130)