

49 High Street, Hythe, Kent CT21 5AD



**HOLLYHOCKS,
29 CHURCH HILL, HYTHE**

Situated in an enviable position nestled on Hythe's picturesque hillside with lovely views over St Leonards Church, the town and to the sea, an enchanting cottage comprising a sitting room, kitchen/dining room, garden room, utility/cloakroom, 2 bedrooms and shower room. Delightful courtyard garden. EPC D.

**£325,000 Freehold
NO ONWARD CHAIN**



**Hollyhocks
29 Church Hill
Hythe CT21 5DW**

**Sitting Room, Kitchen/Dining room, Garden Room, Cloakroom/Utility,
Two Bedrooms, Shower Room,
Pretty Courtyard Garden**

DESCRIPTION

This charming end of terrace period cottage is nestled on Hythe's picturesque hillside in a desirable elevated location from where it enjoys stunning views over St Leonards Church, the town and of the sea.

The impeccably presented accommodation comprises a sitting room with a cosy open fireplace, leading through to the well equipped kitchen/dining room. Beyond this is a delightful garden room with door opening onto the courtyard garden and a cloakroom/utility room. On the first floor there are two bedrooms, both enjoying far reaching views over Hythe and of the sea. There is also a Jack & Jill shower room.

The delightfully secluded courtyard garden, which is a particularly attractive feature of the property, enjoys a south westerly aspect and provides the perfect environment for alfresco dining.

SITUATION

Church Hill forms part of the desirable conservation area on Hythe's picturesque lower hillside, lined with hollyhocks throughout the summer and leads straight down the hill to the town centre. Church Hill leads onto Great Conduit Street (Hythe's shortest road) and directly into the bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys and Aldi), doctors surgeries, etc. Schools are also excellent with Hythe Bay C of E Primary, Saltwood C of E Primary, St Augustines Catholic Primary & Brockhill Park Performing Arts College all being accessible. There are also two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both.

The attractive, unspoilt seafront and picturesque Royal Military Canal are a short walk away together with a variety of sports and leisure facilities, including 2 golf courses, swimming pool, cricket, squash, bowls and lawn tennis clubs together with the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 2 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 just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)





The accommodation comprises:

SITTING ROOM

Entered via a timber panelled door, attractive cast iron fireplace, double glazed sash window to front with views over St Leonards church, door giving access to 1st floor, 3 wall light points, wood effect flooring, coved ceiling, radiator, open through to:-

KITCHEN/DINING ROOM

Well fitted with a range of base cupboards and drawer units incorporating integrated slimline dishwasher, integrated fridge freezer, integrated electric oven, worksurface inset with stainless steel sink and drainer unit with mixer tap, ceramic hob with extractor hood above, tiled splashback's, coordinating wall cupboards, radiator, wood effect flooring, double glazed window to side, coved ceiling, open through to:-

GARDEN ROOM

Skylight window, single glazed windows to side, double glazed door to courtyard garden, walls panelled to half height, wall light point, tiled floor, radiator, door to:-

CLOAKROOM/UTILITY

Low-level WC, wall hung wash basin, wall mounted Worcester gas boiler, plumbing for washing machine, tiled splashback, access to loft space, tiled floor, radiator, obscure double glazed window to rear.

FIRST FLOOR LANDING

Double glazed window to side, door to:-

BEDROOM 1

Attractive timber fireplace surround with cast iron insert, access to built-in cupboard,

double glazed sash window to front commanding a magnificent panorama over St Leonards Church, across Hythe and of the sea, coved ceiling, three wall light points, wood effect flooring, radiator, door to:-

JACK & JILL SHOWER ROOM

Walk-in shower enclosure with thermostatically controlled monsoon shower with separate handheld attachment, pedestal wash basin, low level w.c., double glazed window to rear, extractor fan, door to:-

BEDROOM 2

Double glazed sash window with views across Hythe and of the sea, wood effect flooring, access to loft space, radiator, door back through to the landing.

OUTSIDE

To the rear of the property there is a lower paved courtyard garden from where steps lead to an upper terrace with a paved area backed by raised beds planted with a variety of shrubs and other plants. A side gate gives access to Church Hill.

NB. The neighbouring properties have a right of way across the rear of the property.

EPC Rating D

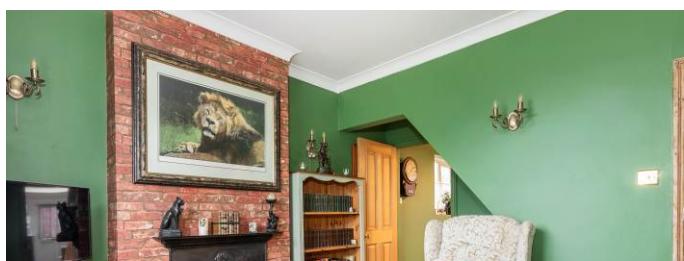
COUNCIL TAX

Band B approx. £1,873.76 (2025/26)
Folkestone & Hythe District Council.

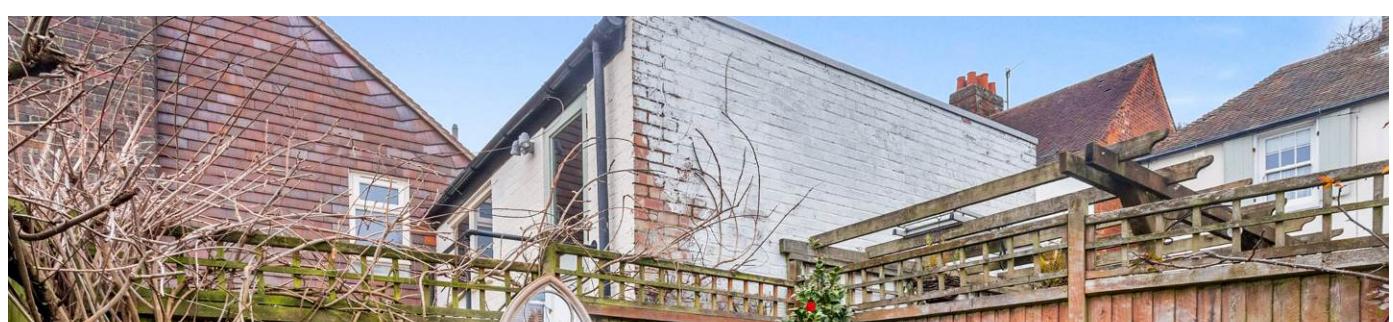
VIEWING

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

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29 Church Hill, Hythe

Approximate Gross Internal Area :-
Ground Floor :- 34.56 sq m / 372 sq ft
First Floor :- 28.80 sq m / 310 sq ft
Total :- 63.36 sq m / 682 sq ft



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