

49 High Street, Hythe, Kent CT21 5AD



**7 NICKOLLS ROAD
HYTHE**

A well presented double fronted detached house in a sought after location. Comprising an entrance hall, sitting room, dining room, kitchen/breakfast room, cloakroom, four bedrooms (one with en-suite) and a bathroom. Delightful rear garden. Off-road parking & covered car port. EPC B.

**£425,000 Freehold
NO FORWARD CHAIN**



**7 Nickolls Road
Hythe
Kent
CT21 4AA**

**Entrance Hall, Fitted Kitchen/Breakfast Room, Dining Room, Cloakroom,
Four Bedrooms (one with En-Suite Shower Room), Bathroom,
Rear Garden, Covered Car Port & Parking Space**

DESCRIPTION

Located within a sought-after new development on the outskirts of Hythe, this attractive double-fronted detached house offers well-appointed and thoughtfully arranged accommodation. The interior includes an entrance hall, a stylish fitted kitchen/breakfast room with integrated appliances, a generous sitting room, cloakroom, four bedrooms (one benefiting from an en-suite shower room) and a family bathroom.

Outside, the property enjoys a charming rear garden, a covered car port and an additional off-road parking space.

SITUATION

The property is situated in a desirable residential location approximately two miles to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal, cycle path and local beauty spot The Roughs with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well-served town with a bustling High Street, 4 supermarkets (including Waitrose, Sainsbury and Aldi) and range of independent shops and restaurants. There are two golf courses and a Leisure Centre at the Hotel Imperial, all within easy reach and there is a variety of other sports and leisure facilities in the vicinity.

The M20 (Junction 13) and Channel Tunnel Terminal are both approximately 4 miles distant and there is a mainline railway station at Saltwood, approximately 3 miles away. The High Speed Link to London St Pancras is available from Ashford International Station with a journey time of approximately 37 minutes.



The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect composite door with obscured double glazed panels, timber effect flooring, staircase to first floor with polished timber and moulded handrail, square chamfered banister rails and terminating in a coordinating newel post, access to metre cupboard, radiator, doors to:

SITTING ROOM

Double glazed window to front, double glazed casement doors opening to and overlooking the rear garden, radiators.

DINING ROOM

Double glazed windows to front and side enjoying a pleasant open aspect towards the lake and the Roughs, radiator.

KITCHEN/BREAKFAST ROOM

Well fitted with a comprehensive range of base cupboard and drawer units in a sleek modern finish and incorporating integrated dishwasher and deep pan drawers, square edged worktops inset with 1 ½ bowl stainless steel sink and drainer unit with mixer tap and four burner gas hob with coloured glass splashback, tiled splashbacks, range of coordinating wall cupboards with concealed lighting beneath, integrated eye level electric oven, integrated fridge and freezer, full height storage cupboard (housing Ideal Logic gas fired boiler), contrasting island unit with deep pan drawers and wood block work top, timber effect flooring, double glazed windows to side and rear overlooking the garden, double glazed casement doors opening to the garden, radiator.

CLOAKROOM

Low level WC, pedestal wash basin with mixer tap and tiled splashback, extractor fan, radiator.

FIRST FLOOR LANDING

Access to loft space, double glazed window to rear, radiator, doors to:

BEDROOM

Built-in wardrobe cupboard concealed by sliding mirrored doors, double glazed windows to front and side, radiator, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, pedestal wash basin with mixer tap and tiled splashback, low-level WC, obscured double glazed window to front, wall hung mirrored vanity cupboard, extractor fan, timber effect flooring, radiator.

BEDROOM

Double glazed windows to front and side, wardrobe with mirrored doors, radiator.

BEDROOM

Double glazed window to front, wardrobe with mirrored doors, radiator.

BEDROOM

Double glazed window overlooking the rear garden, radiator.

BATHROOM

Panelled bath with mixer tap and shower over, glazed shower screen, low-level WC, pedestal wash basin with mixer tap and tiled splashback, wall hung mirrored vanity unit, extractor fan, timber effect flooring, radiator.

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OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a laurel hedge which continues to the side of the house where there is an area of lawn and a paved pathway gives access to the front door.

REAR GARDEN

The garden to the rear of the property enjoys a southerly aspect and is enclosed by close-bordered timber panelled fencing and brick-built walls. Directly to the rear of the house is a paved patio area extending to the remainder of the garden which is laid largely to lawn. There is a slightly elevated decked terrace before a timber-framed summer

house which is equipped with power, lighting and double-glazed windows to front and side and entered via a double glazed door. A side gate gives access to the driveway providing off-road parking for a single vehicle and access to the covered carport.

EPC Rating B

COUNCIL TAX

Band E approx. £2944.46 (2025/26)
Folkestone & Hythe District Council.

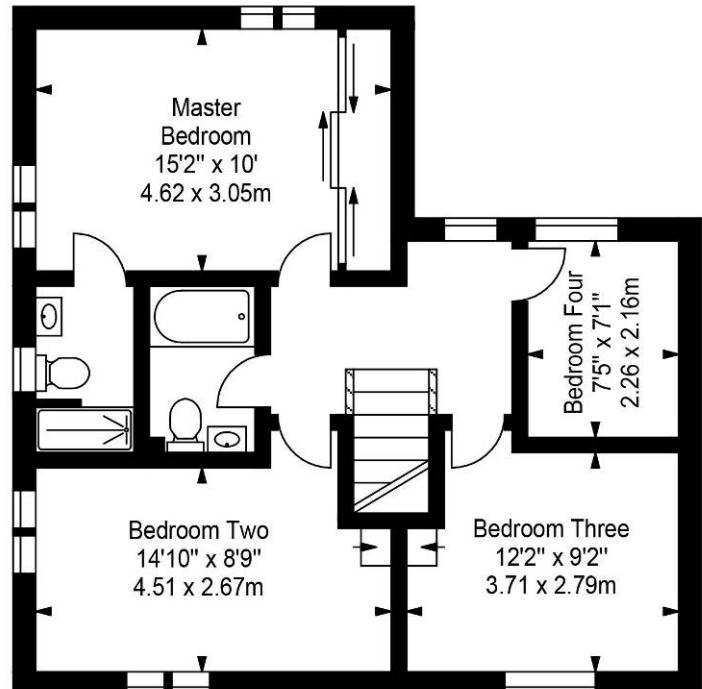
VIEWING

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

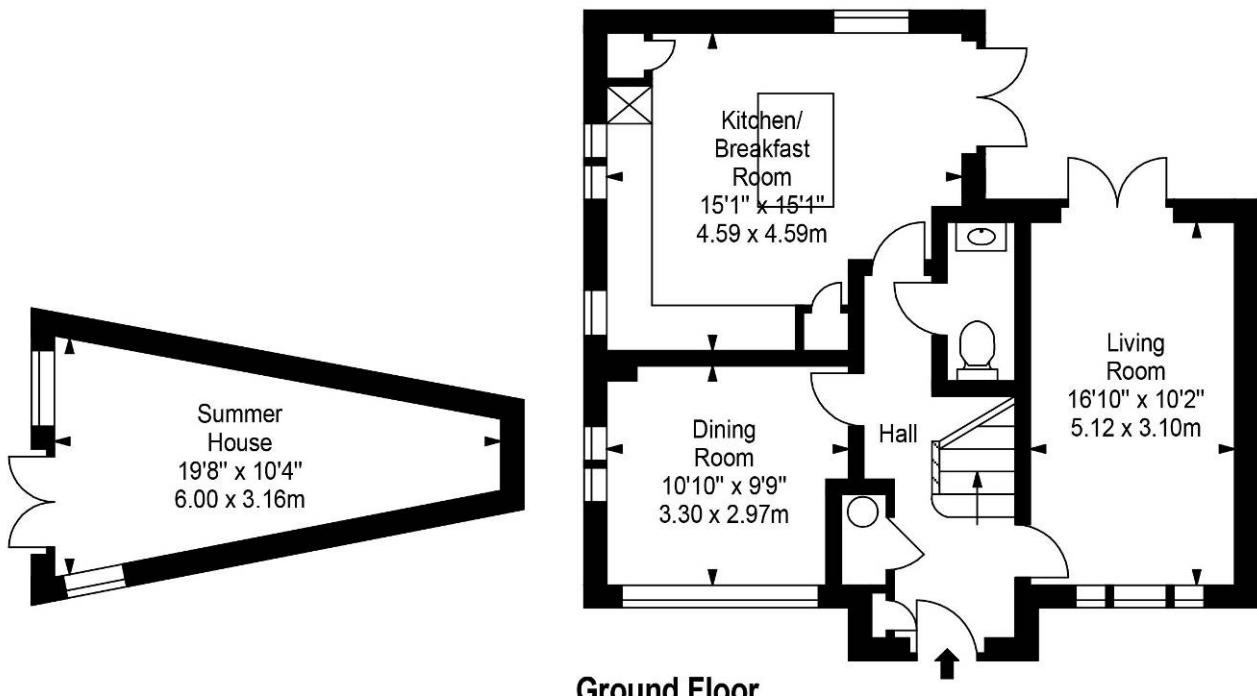


7 Nickolls Road, Martello Lakes, Hythe

Approximate Gross Internal Area :-
 Ground Floor :- 61.59 sq m / 663 sq ft
 First Floor :- 43.01 sq m / 463 sq ft
 Summer House :- 12.26 sq m / 132 sq ft
 Total :- 116.87 sq m / 1258 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 floor plan by: www.creativeplanetlk.com