LAWRENCE & Co
- of Hythe -

49 High Street, Hythe, Kent CT21 5AD

4 SOUTH ROAD, HYTHE

£475,000 Freehold

In a much sought after location, moments from the beach and from where it enjoys wonderful views over playing field and of Hythe, a handsome period house offering versatile accommodation over three floors with 3 reception rooms, kitchen/breakfast room, 5 bedrooms and a small courtyard garden. EPC D

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2 South Road,
Hythe CT21 6AR

Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Cloakroom, Garden Room, Utility Room, Workshop/former garage, Five Bedrooms, Bath and Shower rooms
Courtyard Garden

DESCRIPTION

In a sought after location, seconds from the beach and a short level walk from Hythe town centre, a substantial period property enjoying views over the adjacent playing fields and of Hythe s pretty hillside to the front and views of the sea to the rear.

The property exudes charm and character throughout with a wealth of original details including joinery and plasterwork enhanced by a sympathetic colour palette chosen by the current owners. The accommodation, which totals circa 2018 sq ft, is arranged over three floors and comprises a welcoming entrance hall leading to the dining room which is open plan to the sitting room with its cosy wood burning stove and wonderful views over the playing fields. The well equipped kitchen/breakfast room is of a generous size and leads to the garden room beyond which is a utility room and workshop. There is also a cloakroom on the ground floor. The first and second floors comprise five bedrooms and smartly fitted bath and shower rooms. Two of the bedrooms enjoy views of the sea between buildings.

There is a shallow courtyard garden to the rear of the property which also benefits from rear access. This is a low maintenance space and whilst there is no lawn to mow, there is acres of open space on the playing fields opposite the house and wide expanses of shingle beach to the rear.

SITUATION

South Road is a particularly sought after residential location, on level ground, to the south of the Royal Military Canal and just one road back from the unspoilt seafront of this ancient Cinque Ports Town with its long stretches of shingle beach and where one can dine alfresco at The Lazy Shack on Fisherman s Beach or in style at The Waterfront Restaurant. The busy High Street with its range of independent shops, boutiques, cafes and restaurants, is just a short walk away. The town also benefits from having 4 supermarkets (including Waitrose, Aldi and Sainsburys), There is a selection of sports and leisure facilities in the vicinity, including tennis, bowls, water sports, cricket, bowls and squash clubs etc as well as The Hotel Imperial Leisure Complex and two golf courses. The property is also a short walk from Hythe Bay Primary School with other educational facilities nearby and boys and girls grammar schools in Folkestone. The larger town of Folkestone is 5 miles and the Cathedral City of Canterbury 15 miles.

The area is convenient for communication to London and the Continent with the M20 motorway (Junction 11) 2½ miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Saltwood just over 2 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West). (All distances are approximate.)

The accommodation comprises:

ENTRANCE VESTIBULE
Entered via a timber effect composite and obscured double glazed door with double glazed windows to either side and above, tiled floor, walls tiled to half height, original panelled and glazed door with glazed fan light above opening to:

ENTRANCE HALL
Divided by a central archway with decorative corbel supports, dado rail, cornice, staircase to first floor with polished timber, moulded handrail, block and turned banister rails and terminating in a coordinating newel post, access to understairs storage cupboard, radiator, doors to:

DINING ROOM
Deep moulded cornice, decorative ceiling rose, pair of wall light points, double glazed sash window to rear, radiator, door to kitchen, archway leading to:

SITTING ROOM
Attractive polished timber fireplace surround encompassing a wood burning stove above a slate hearth, deep moulded cornice, pair of wall light points, decorative ceiling rose, bay with sash windows to front overlooking the adjacent playing fields and views towards Hythe's picturesque hillside and St Leonard's Church, radiator.

KITCHEN/BREAKFAST ROOM
Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated dishwasher, deep pan drawers and freestanding Rangemaster dual fuel stove, square edged wood block work surfaces inset with one and a half bowl sink and drainer with mixer tap, coloured glass splashbacks range of contrasting wall cupboards, stainless steel and glazed extractor hood above the hob, timber effect flooring, wall mounted gas fired Vaillant boiler, coved ceiling, recessed lighting, two double glazed windows to side, radiator, shelved storage cupboard, glazed door to garden room, door to:

CLOAKROOM
Low level WC, wall hung washbasin with mixer tap and tiled splashbacks, coved ceiling, obscured double glazed window to rear.

GARDEN ROOM
Recessed lighting, roof light, high level double glazed window to side, double glazed sliding patio doors opening to the rear, contemporary vertical radiator, door to:

UTILITY ROOM
Worktop with space and provision below for washing machine and tumble dryer, wall hung basin, double glazed window to the side, recessed lighting, door to:

GARAGE
The garage has been divided to create the utility room with the remaining section of a generous size currently being used as a workshop, equipped with power lighting, wall shelving and up and over door to front.

FIRST FLOOR LANDING
Split level, staircase to second floor, coved ceiling, radiator, doors to:

BEDROOM
Attractive painted timber fireplace surround, bay with double glazed sash windows to front overlooking the playing fields and enjoying pleasant open views over Hythe, pedestal wash basin, light and shaver point, coved ceiling, picture rail, radiator.

BEDROOM
Double glazed sash window with view between buildings of the sea, coved ceiling, picture rail, radiator.

BEDROOM
Double glazed sash window to rear, wash basin, light and shaver point, radiator.

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SHOWER ROOM
Walk-in twin size shower with electric shower, wall hung wash basin, tiled walls, tiled floor, heated towel rail, recessed lighting, obscure double glazed window to side.

CLOAKROOM
Close coupled WC, walls tiled to half height, obscure double glazed window to side.

SECOND FLOOR LANDING
Split level, Velux window, coved ceiling, recessed light, access to airing cupboard housing the factory lagged hot water cylinder, further storage cupboard.

BEDROOM
Double glazed sash windows to front overlooking the playing fields and enjoying pleasant open views over Hythe, electric heater.

BEDROOM
Double glazed sash window to rear with views of the sea, roof light to side, electric heater.

BATHROOM
Panelled bath, twin size walk-in shower with electric shower, low-level WC, pedestal wash basin, double glazed window to rear with Panelled views of the sea between building, localised tiling, Dimplex wall heater, recessed lighting, access to loft space.

OUTSIDE

FRONT GARDEN
The shallow garden to the front of the property is set behind a low brick wall topped with trellis and with a pathway to the front door.

REAR GARDEN
To the rear of the house is a relatively narrow courtyard garden with raised beds planted with forsythia, jasmine, climbing roses, bay and honeysuckle amongst others. To the far end of the courtyard, a personal gate gives access to the shingle track to the rear of the property.

EPC Rating Band D

COUNCIL TAX
Band E approx. £3,063.80 (2026/27) Folkestone & Hythe District Council.

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

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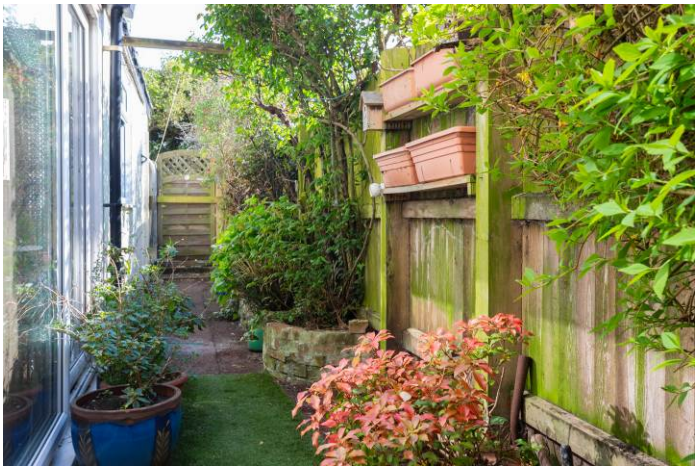
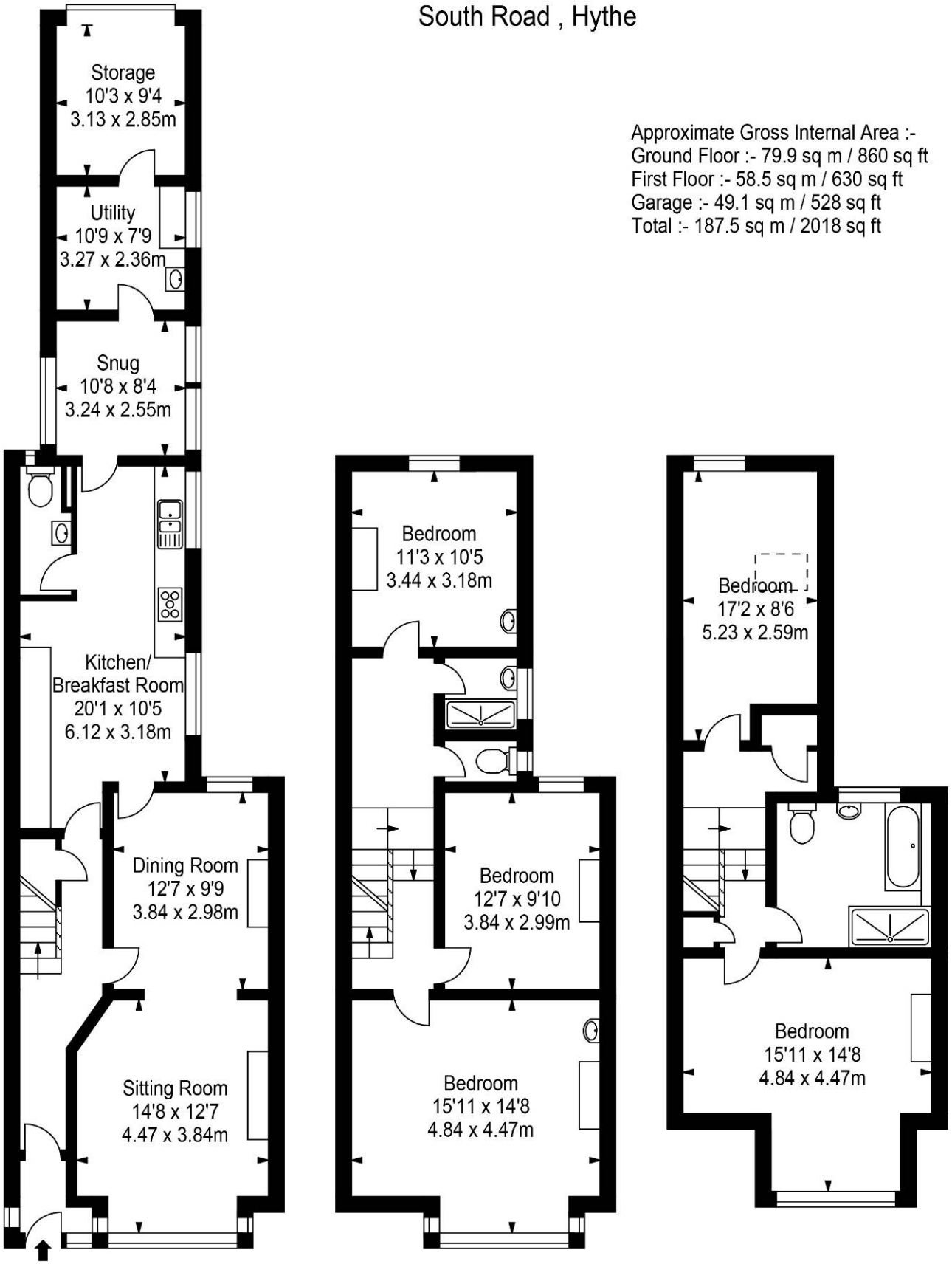


South Road , Hythe

Approximate Gross Internal Area :-
Ground Floor :- 79.9 sq m / 860 sq ft
First Floor :- 58.5 sq m / 630 sq ft
Garage :- 49.1 sq m / 528 sq ft
Total :- 187.5 sq m / 2018 sq ft



Ground Floor **First Floor** **Second Floor**

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

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