



49 High Street, Hythe, Kent CT21 5AD



6 NAPIER GARDENS HYTHE

£550,000 Freehold

This attractive semi-detached house is situated in what is amongst Hythe's most desirable locations, on level ground between the canal and the seafront. Comprising a sitting room, dining room, kitchen, breakfast room, shower room, three bedrooms and two bathrooms. South facing rear garden. EPC D.



**6 Napier Gardens
Hythe
CT21 6DD**

**Entrance Porch, Entrance Hall, Sitting Room,
Dining Room, Kitchen, Breakfast Room, Shower Room,
Three Bedrooms, Two Bathrooms,
Gardens to Front & Rear**

DESCRIPTION

This semi-detached house is well situated on a particularly desirable cul-de-sac comprising similarly attractive properties. The attractively presented accommodation incorporates a wealth of original features and includes an entrance porch, entrance hall, sitting room with open fireplace and doors leading out to the rear garden, a fitted kitchen, breakfast room and dining room. There is also a shower room on the ground floor. On the first floor there are three double bedrooms and two bathrooms. To the rear there is a delightfully secluded south facing garden, an ideal environment for alfresco dining and entertaining.

SITUATION

Forming part of Hythe's desirable conservation area, Napier Gardens is a particularly sought after cul-de-sac on level ground, to the south of the Royal Military Canal, moments from the seafront and a short, level walk from the busy High Street with 4 supermarkets (including Waitrose, Aldi and Sainsburys, indeed Waitrose can be reached by walking to the end of the cul-de-sac, up Ladies Walk and along the banks of the canal without coming into contact with a main road), range of independent shops, boutiques, cafes and restaurants. There is a selection of sports and leisure facilities in the vicinity, including tennis, bowls, cricket and squash clubs, water sports, etc. The larger town of Folkestone is 5 miles distant 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.)

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The accommodation comprises:

ENTRANCE PORCH

Open entrance porch with glazed panels to front, tiled floor, timber effect composite and obscured double glazed door opening to:

ENTRANCE HALL

Staircase to first floor with moulded handrail, block and turned banister rails and terminating in a coordinating newel post with acorn finial, deep moulded cornice, access to under stairs storage cupboard, radiator, doors to:

DINING ROOM

Attractive cast iron Art Nouveau fireplace surround with tiled insert, deep moulded cornice, deep bay with double glazed windows to front overlooking the garden, radiator.

SITTING ROOM

Polished timber fireplace surround encompassing a cast iron insert with provision for an open fire above a tiled hearth, double glazed door with double glazed windows to either side opening to and overlooking the rear garden, radiator.

BREAKFAST ROOM

Illuminated arched display niche, double glazed window to rear, radiator, archway to:

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating integrated dishwasher, integrated electric oven, corner shelving, wood effect work surfaces inset with stainless steel sink and drainer with mixer tap and four burner induction hob, tiled splashbacks, coordinating wall cupboards, stainless steel extractor hood above the hob, integrated fridge and freezer, timber effect flooring, obscured double glazed window to side, door returning to entrance hall, space and plumbing for washing machine with worktop above, UPVC

and obscured double glazed door to garden, high level double glazed window to side, access to loft space door to:

SHOWER ROOM

Low level WC, pedestal wash basin, tiled shower enclosure with electric shower, localised tiling, obscured double glazed window to side, heated towel rail.

FIRST FLOOR LANDING

Roof light, radiator, doors to:

BEDROOM

Double glazed window to front, radiator.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment, low level WC, pedestal wash basin, walls tiled to half height, obscured double glazed window to front and to side, timber effect flooring, radiator.

BEDROOM

Double glazed window to rear, radiator.

BEDROOM

Double glazed window to rear, radiator.

BATHROOM

Corner bath with mixer tap and handheld shower attachment, low level WC, pedestal wash basin, walls tiled to half height, obscured double glazed window to side, access to built-in cupboard housing the Glow-worm gas boiler, timber effect flooring, radiator.

OUTSIDE

REAR GARDEN

The garden to the rear of the property enjoys a southerly aspect and has been block paved for ease of maintenance, providing a generous terrace for alfresco dining and entertaining. The terrace is edged by deep borders well stocked with a variety of shrubs, herbaceous and other plants including salvia, peony, Sambucus and a variety of others.





FRONT GARDEN

The garden to the front of the property is set behind a low brick built wall topped with close panelled timber fencing and is entered via a wrought iron gate opening to a block-paved pathway leading to the front door. The remainder of the garden is occupied by a border stocked with hypericum, irises, lupin, euonymus, hebe, fuchsia and hellebores amongst others. Side access can be gained to the rear garden.

EPC Rating D

COUNCIL TAX

Band D approx. £2506.74 (2026/27)
Folkestone & Hythe District Council.

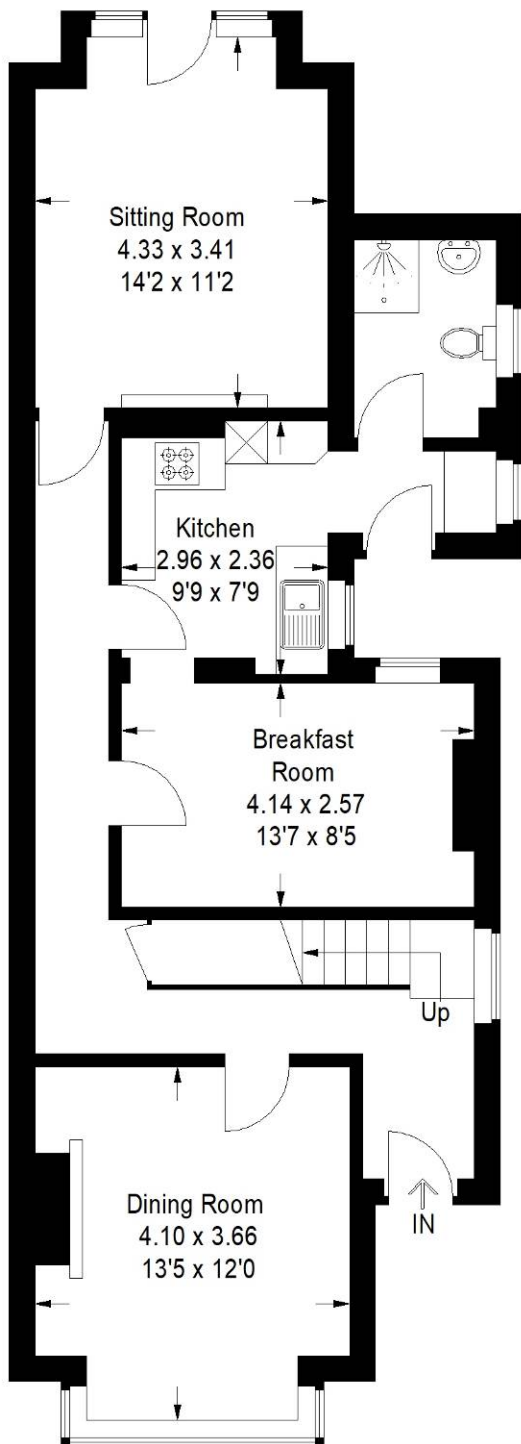
VIEWING

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

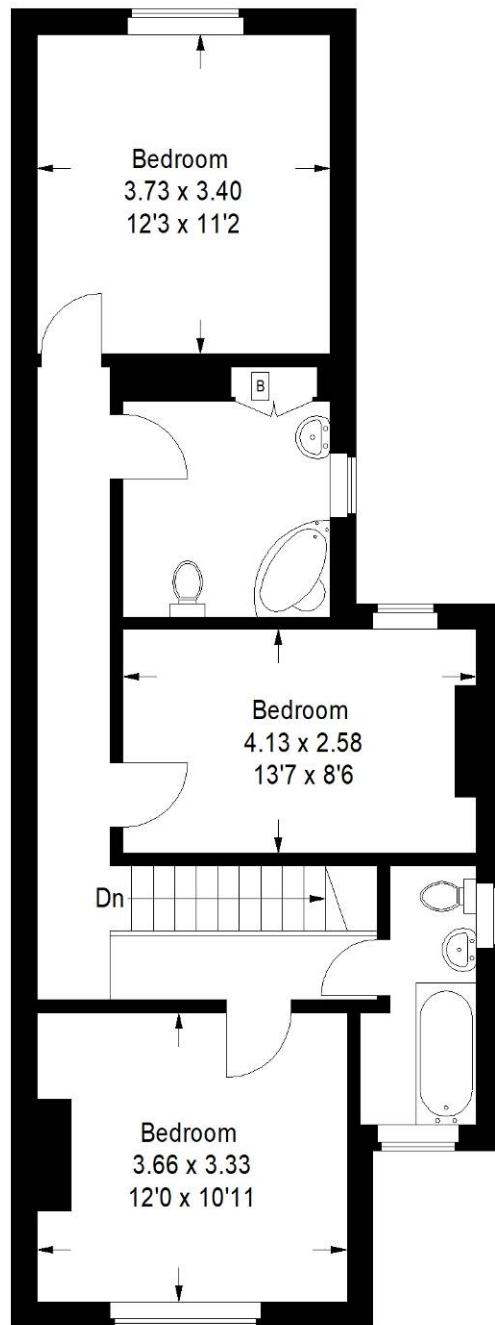


Napier Gardens, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 70.6 sq m / 760 sq ft
First Floor = 60.2 sq m / 648 sq ft
Total = 130.8 sq m / 1408 sq ft



Ground Floor



First Floor