



49 High Street, Hythe, Kent CT21 5AD



**11 HILLCREST ROAD,
HYTHE**

**£850,000 Freehold
NO ONWARD CHAIN**

Occupying a generous plot on the southern side of this coveted road and from where it enjoys wonderful views over Hythe and of the sea, this substantial semi-detached 5 bedroom Edwardian house offers circa 3265 sq ft (including the double garage) of versatile accommodation. Delightful gardens, ample parking. EPC



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11 Hillcrest Road, Hythe CT21 5EX

Entrance Hall, Sitting Room, Dining Room, Garden Room, Kitchen, Utility Room, Cloakroom, Hobbies Room, Five Bedrooms, Bath and Shower Rooms, Sea Facing Balcony, Double Garage, Ample Parking, Delightful Gardens

DESCRIPTION

This beautiful Edwardian three storey semi-detached family home is enviably positioned on the coveted south side of Hillcrest Road from where it commands some wonderful views over Hythe and of the sea.

The property, which is attractively presented throughout, has been thoughtfully extended to provide versatile accommodation totalling circa 3265 square feet (including the garage). The house exudes charm and character and boasts a wealth of original features. The accommodation comprises a welcoming entrance hall leading to an elegant dining room and sitting room and the kitchen with bespoke cabinetry. Beyond the kitchen is a lovely garden room, utility room and there is also a cloakroom. The first and second floors incorporate five bedrooms (one with balcony enjoying views of the sea), a bathroom and a shower room.

The house occupies a generous plot with a double width driveway to the front providing off road parking for a number of vehicles and access to the double garage over which is a spacious hobbies room. To the rear there is a pretty terrace and a delightfully secluded level expanse of lawn providing a wonderful environment for alfresco dining and entertaining and from where glorious views of the sea can be enjoyed. Beyond this the garden slopes away from the house with a former garage at the far end.

SITUATION

This unique property is situated in an exclusive location on the seaward side of Hillcrest Road from where it commands a magnificent southerly vista over the town with views of the sea and around the bay to Dungeness. A pedestrian walkway (Church Hill) leads down to North Road and in turn, the town centre. It is also a relatively level walk from the centre of Saltwood with its pretty village green, local shop, Michelin starred restaurant, pub, historic church and castle. There are two excellent primary schools within only a short walk and Brockhill Performing Arts College is only a little further. There are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both. The house is a 5 minute drive from Hythe's beaches and boardwalks.

Hythe is well served with 4 supermarkets (including Waitrose) and has a quintessential English high street, filled with historic old buildings, independent shops and boutiques, cafes, pubs and restaurants. There are a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, cricket and squash clubs, together with the Hotel Imperial Leisure Centre and two golf courses. Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 2 miles, the Channel Tunnel Terminal 4 miles, the ferry port of Dover 10 miles and Ashford International Passenger Station 12 miles. The High Speed Link is available from both Folkestone (5 miles) and Ashford (12 miles) with journey times to St Pancras of around 53 minutes and 38 minutes respectively (all times and distances are approximate).

The accommodation comprises:

ENTRANCE HALL

Entered via a timber panelled and opaque glazed door with opaque glazed panels to either side, timber effect flooring, access to shelved storage cupboard, radiator concealed by decorative cover, open plan to kitchen, door giving access to walk-in storage cupboard with double glazed window to side, open plan with step up to:

DINING HALL

Timber effect flooring, attractive painted fireplace surround with cast iron insert and tiled hearth with built-in bookshelves and cabinets to either side, deep moulded cornice, deep bay with timber framed and double glazed windows to side, radiator, staircase to first floor with moulded handrail, block-and-turned banister rails and terminating in a coordinating newel post, access to understairs storage cupboard, radiator, door to:

SITTING ROOM

Timber effect flooring, attractive painted timber fireplace surround with mirrored over-mantle and encompassing a cast iron insert with tiled panels over a granite hearth, deep moulded cornice, two decorative ceiling roses, floor-to-ceiling bookshelves on one wall, bay with double glazed sash windows to front, radiator.

KITCHEN/BREAKFAST ROOM

A generous split-level space with an installation of bespoke cabinetry comprising base cupboard and drawers incorporating spaces housing freestanding, recently installed Smeg oven with electric oven and five burner gas hob, Kenwood dishwasher and Kenwood fridge and freezer, square edged granite effect work tops with stainless steel worktop incorporating a pair of sinks with mixer tap and separate drinking water tap, contrasting wall cupboards with concealed lighting beneath and stainless steel extract hood above the stove, tiled flooring throughout, recessed lighting, roof light, double glazed windows to rear

overlooking the garden and with views of the sea beyond, panelled and glazed door with panelled and glazed window to side opening to garden room, contemporary column radiator, door to:

UTILITY ROOM

Worktop with space and provision below for washing machine and tumble dryer, tiled splashbacks, wall cupboards, wall-mounted Worcester gas-fired boiler, tiled floor, double-glazed window to front.

GARDEN ROOM

A generous space with double glazed roof light, double doors giving access to walk-in pantry, double glazed window to side, double glazed casement doors and window opening to and overlooking the rear garden with views of the sea beyond, radiators, doors to secondary staircase, and:

CLOAKROOM

Low-level WC, pedestal wash basin with mixer tap, localised tiling, recessed lighting, extractor fan, opaque double glazed window to front, radiator.

INNER HALLWAY

Secondary staircase to first floor hobbies room, obscure double glazed window to rear, door to double garage.

FIRST FLOOR HOBBIES ROOM

A generous space with polished timber floorboards throughout, access to eaves storage, recessed lighting, double glazed window to front, double glazed window to rear enjoying far reaching views over Hythe and of the sea, contemporary column radiator.

MEZZANINE LANDING

Stairs continuing to first floor, built-in heated linen cupboard housing factory-lagged hot water cylinder, doors to:





BEDROOM

Double glazed window to rear enjoying far-reaching views over Hythe and off the sea, double glazed window to side, radiator, double glazed door to:

BALCONY

The balcony enjoys a southerly aspect and views over Hythe and over the sea and is enclosed by a half-height brick wall with glazed panels to the side and rear.

SHOWER ROOM

Well fitted with a contemporary suite comprising tiled shower enclosure with thermostatically controlled monsoon shower with multi-jets and separate handheld attachment, wall-hung washbasin with mixer tap and illuminated mirror, wall-hung WC with concealed cistern, two obscured double glazed windows to side, recessed lighting, extractor fan, wall-mounted ladder rack towel rail.

FIRST FLOOR LANDING

Staircase continuing to second floor, radiator, doors to:

BEDROOM

Full wall range of fitted wardrobe cupboards, deep moulded cornice, double glazed casement doors opening to a **balcony** to the front, enclosed by timber balustrade, radiator concealed by decorative cover.

BEDROOM

Painted cast iron fireplace around, built-in wardrobe cupboard, double glazed window to rear enjoying far-reaching views over Hythe and of the sea, radiator.

MEZZANINE LANDING

Stairs continuing to second, floor double glazed Velux roof light to rear, door to:

BATHROOM

Twin ended bath with mixer tap and handheld shower, low level wc, pedestal wash basin with tiled splash back, double glazed Velux roof light to side, double glazed Velux roof light to rear from where views

from the bath can be enjoyed to the sea, column radiator and heated towel rail.

SECOND FLOOR LANDING

Doors to:

BEDROOM

Painted timber floorboards, painted timber fireplace surround, range of built-in wardrobe cupboards, dormer with double glazed window to front, radiator.

BEDROOM

Polished timber floorboards, painted cast-iron fireplace surround, dormer with double glazed window to rear from where expansive views over Hythe and of the sea can be enjoyed, radiator.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is approached via a double width gravelled driveway providing off-road parking for numerous vehicles and access to the double garage. From here a step leads down to the open timber-framed porch giving access to the front door and steps lead down to an area of garden to the front of the property planted with a variety of shrubs and specimen trees including hydrangea, japonica fatsia, acers, magnolia grandiflora and a cordyline. Side access can be gained to the rear garden.

DOUBLE GARAGE

Pair of up and over doors to front, power and light, personal door to garden.



REAR GARDEN

Directly to the rear of the property is a gravelled terrace providing a perfect spot for alfresco dining and entertaining with steps leading down to a generous expanse of level lawn edged by borders well stocked with a variety of shrubs herbaceous and other plants including agapanthus, mahonia, fig, photinia, ceanothus and phormiums amongst others. There is also an attractive timber-framed **summer house** with a further gravel seating area alongside where there is a magnificent specimen palm tree. From the lawn steps lead down to the lower tiers of the garden with further areas of lawn and a central flight of steps leading down to the lowest level of the garden where there is a former garage building clad in ivy and providing useful storage.

EPC Rating Band

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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Hillcrest Road, Hythe, CT21

Approximate Gross Internal Area
 Ground Floor = 165.8 sq m / 1785 sq ft
 First Floor = 90.6 sq m / 975 sq ft
 Second Floor = 46.9 sq m / 505 sq ft
 Total = 303.3 sq m / 3265 sq ft
 (Including Garage)



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