



49 High Street, Hythe, Kent CT21 5AD



28 CASTLE VIEW, HYTHE

£315,000 Freehold

An impeccably presented semi-detached house in a sought after location. Comprising an entrance hall, fitted kitchen, sitting/dining room, cloakroom, three bedrooms (one with en-suite shower room) and a bathroom. Delightful south facing rear garden. Two allocated parking spaces. EPC B.



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**28 Castle View
Hythe
CT21 4BF**

**Entrance Hall, Fitted Kitchen, Sitting/Dining Room, Cloakroom,
Three Bedrooms (one with En-Suite Shower Room), Bathroom,
Delightful Rear Garden, Two Allocated Parking Spaces**

DESCRIPTION

This well presented semi-detached house forms part of a highly regarded, new development on the outskirts of Hythe. The property offers bright and airy accommodation which is beautifully presented throughout. This includes an entrance hall, a smart fitted kitchen with all the usual integrated appliances, sitting/dining room opening on to the rear garden, cloakroom, three bedrooms (one with en-suite shower) and a bathroom.

The garden to the rear is a delight and enjoys a southerly aspect, the property also benefits from two allocated parking spaces. Remainder of a 10 year NHBC certificate circa 2018.

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 Roughts 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.

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The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect composite and obscured double glazed door, walls panelled to half height, door giving access to deep storage cupboard, staircase to first floor, radiator, timber effect flooring, doors to:

SITTING/DINING ROOM

Timber effect flooring throughout, access to deep understairs storage cupboard, double-glazed casement doors with double-glazed windows to either side opening to and overlooking the rear garden, radiator.

KITCHEN

Well-fitted with a comprehensive range of base cupboard and drawer units, incorporating integrated washing machine, dishwasher, and integrated electric oven, roll-top timber effect work surfaces inset with four burner gas hob and ceramic sink and drainer with mixer tap, tiled splashbacks, range of coordinating wall cupboards with concealed lighting beneath (one housing the Ideal Logic gas-fired boiler), recess housing freestanding fridge freezer, tiled floor, double glazed window to front, kickboard heater.

CLOAKROOM

Low-level WC, pedestal washbasin with tiled splashback, obscured double glazed window to front, radiator, extractor fan.

FIRST FLOOR LANDING

Walls panelled to half height, access to loft space, radiator, access to storage cupboard, doors to:

BEDROOM

Double glazed window to rear overlooking the garden, feature panelled wall, radiator, built-in wardrobe cupboard, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure with Aqualisa shower, low-level WC, wall hung wash basin with mixer tap and tiled splashback, extractor fan,

heated ladder rack towel rail, timber effect flooring.

BEDROOM

Double glazed window to front, radiator.

BEDROOM

Double glazed window to front, fitted shelving, radiator.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment, glazed shower screen, pedestal wash basin with mixer tap and tiled splashback, low-level WC, heated ladder rack towel rail, localised tiling, obscured double glazed window to front, extractor fan, timber effect flooring.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is planted with various shrubs including hydrangea, hebe and cordyline and has a paved pathway leading to the front door.

REAR GARDEN

The garden to the rear of the property enjoys a southerly aspect and is well enclosed by timber panelled fencing. Directly to the rear of the house is a generous paved terrace from where a timber-framed archway leads to an expanse of artificial lawn with a pathway leading to the far end of the garden where there is a timber-framed storage shed and a gate giving access to the be Cornflower Avenue where the property benefits from **two end-on-end parking spaces**.

EPC Rating B

COUNCIL TAX

Band C approx. £2228.22 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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

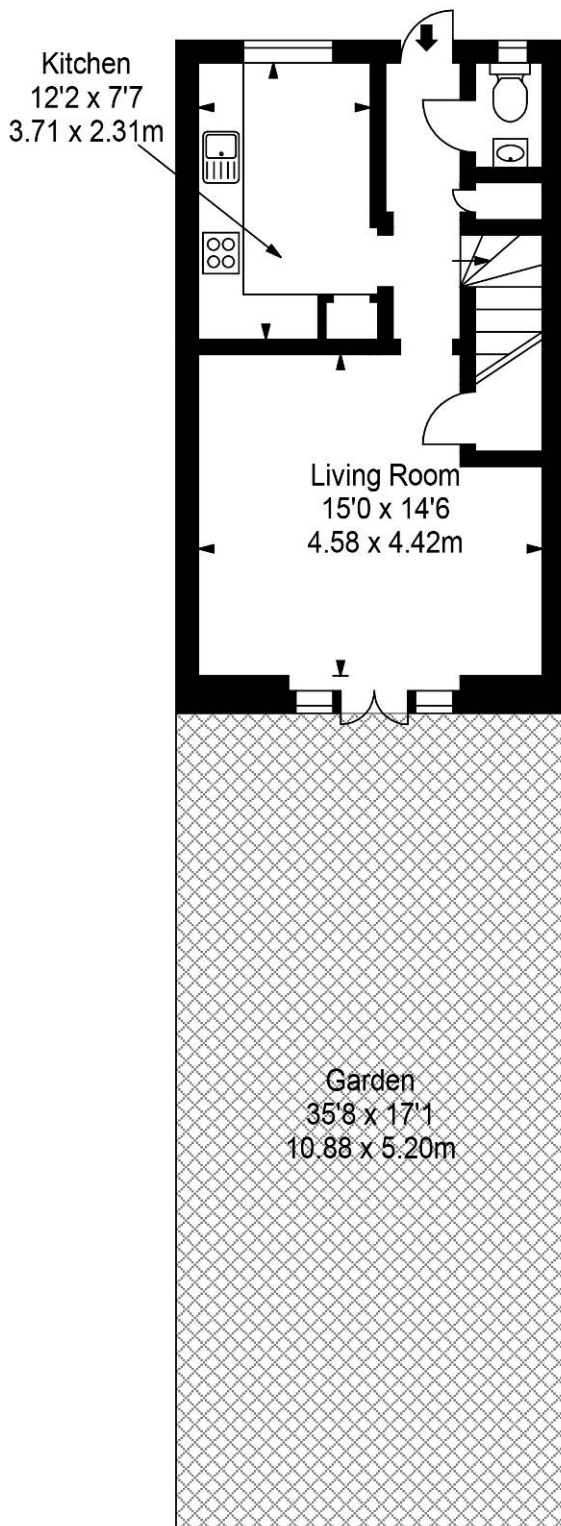




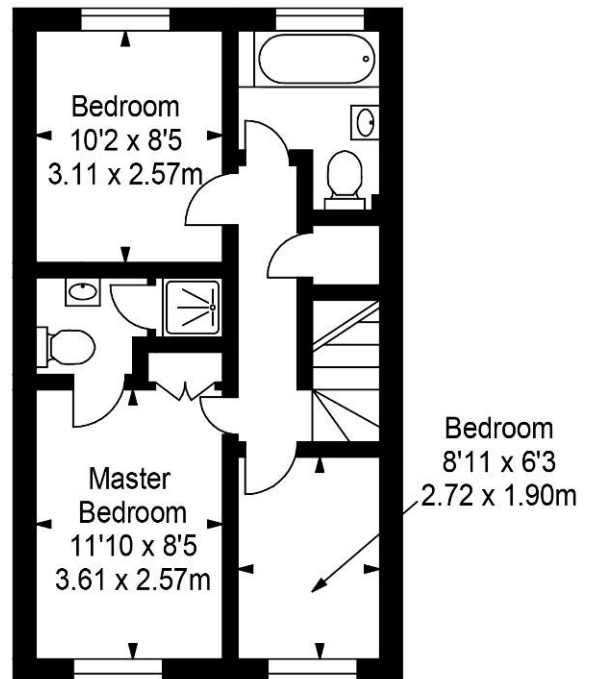


Castle View, Hythe

Approximate Gross Internal Area :-
 Ground Floor :- 38.18 sq m / 411 sq ft
 First Floor :- 38.65 sq m / 416 sq ft
 Total :- 76.83 sq m / 827 sq ft



Ground Floor



First Floor

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