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49 High Street, Hythe, Kent CT21 5AD

**NO ONWARD CHAIN**



## **GULLS WAY 32 OLD LONDON ROAD, HYTHE**

**£750,000 Freehold**

An exceptional detached property in an enviable situation from where it commands a magnificent vista over Hythe, of the sea and around the bay. Spacious, versatile accommodation designed to compliment a modern lifestyle with open plan living spaces and 4 bedrooms (2 en-suites), garage, parking and delightful gardens.



**Gulls Way**  
**32 Old London Road, Hythe CT21 4DQ**

**Entrance Hall, Generous Open Plan Kitchen/Dining/Living Space,  
Two Ground Floor Bedrooms, Bathroom and Cloakroom  
Two First Floor Bedrooms both with En-Suite Shower Rooms  
Front & Rear Gardens, Off Road Parking, Garage**

**DESCRIPTION**

This exceptional detached family house has been redesigned, reconfigured and refurbished for its current owners with a great deal of thought having been applied to ensure it meets the requirements of a modern day lifestyle and that almost every room is designed to maximise the stunning views over Hythe, of the sea to the coast of France on a clear day and around the bay to Dungeness.

The accommodation, which is of particularly comfortable proportions, is flooded with light from large expanses of glazing throughout. It comprises an impressive split level entrance hall leading to a particularly generous, open plan living/dining space which boast a full wall expanse of bi-folding doors uniting the space with the sea facing terrace. The living space is open plan to a beautiful kitchen with integrated appliances and granite work tops. There are two double bedrooms on the ground floor (one currently furnished as a dining room), a bathroom and a guest cloakroom. The first floor comprises two impressive bedrooms, each with en-suite shower rooms, the principal room with bi-folding doors opening to a glazed Juliette balcony from where splendid views can be enjoyed over the town and of the sea.

The outside space is equally impressive with a wide terrace paved in natural stone to the front, the perfect space from which to enjoy the views. There is a driveway leading to the integral garage. The rear garden incorporates a sheltered, shaded seating area, carefully planned, largely evergreen planting affording an unusual level of a privacy, a level expanse of lawn and an elevated terrace from where views of the sea can also be enjoyed.

**SITUATION**

Old London Road is a desirable and peaceful situation on the hillside, approximately 1 mile from the town centre and close to bus routes to the surrounding areas. The town is well catered for with its 4 supermarkets (including Waitrose, Sainsbury and Aldi), bustling high street with a diverse range of independent shops, boutiques, restaurants, doctors surgeries and dentists etc. The attractive and unspoilt seafront is approximately 20 minutes walk and the Royal Military Canal, with pleasant towpath is nearby. There is a wide variety of sporting and leisure facilities in the area including the Hotel Imperial Leisure Centre, cricket, bowling and lawn tennis clubs, 2 golf courses and sailing club. There are two good primary schools in the vicinity and a Performing Arts School for ages 11 – 18. There are boys and girls grammar schools in Folkestone which are served by a free bus service from Hythe.

Hythe is very conveniently located for easy access to the M20, Channel Tunnel Terminal, ferry port of Dover, etc.. Sandling main line railway station, approximately 2 miles away on the outskirts of Saltwood, offers regular commuter services to the City. (All distances are approximate). High Speed Link services to St Pancras are available at Folkestone West and Ashford International along with Eurostar services to Paris and Brussels at the latter.





The accommodation comprises:

### **ENTRANCE HALL**

A general space of a split level design set beneath a generous ceiling height, polished porcelain tiled flooring, underfloor heating, staircase to 1st floor with polished timber moulded handrail, glazed balustrade and terminating in coordinating square Newell posts, recessed lighting, double glazed window to front commanding far reaching views over the Roughs and of the sea, radiator, access to under stairs storage cupboard, open Plan to:-

### **OPEN PLAN SITTING/DINING ROOM**

Polished porcelain flooring, underfloor heating, recessed lighting, double glazed sliding patio doors opening to the rear garden, pair of double glazed windows to side, double glazed bi-folding doors opening to and uniting the space with the south facing terrace from where a magnificent panorama over Hythe, of the sea and around the bay to Dungeness can be enjoyed, radiators, open plan to:-

### **KITCHEN**

Well fitted with a comprehensive range of base cupboards and drawer units in a contemporary high-gloss finish and incorporating integrated washing machine and integrated dishwasher, moulded edged polished quartz worktops with coordinating up stands and inset with circular stainless steel Franke sink with spray mixer tap and grooved drainer to side, four burner halogen hob with coloured glass splashback and stainless steel glazed and illuminated extractor hood above, range of coordinating wall cupboards with concealed lighting beneath, coordinating breakfast bar with further storage cupboards below and polished quartz moulded worktop, bank of coordinating units incorporating central double oven and grill, microwave oven and TV flanked by a fridge to one side integrated fridge and freezer with full height storage cupboard to the opposite side, polished porcelain flooring, underfloor heating, recessed lighting, double glazed windows to

side and rear and double glazed door opening to garden, radiator, doorway returning to entrance hall.

### **BEDROOM (furnished as a dining room)**

Built in wardrobe cupboard concealed by sliding doors, coved ceiling, recess lighting, double glazed casement doors with double glazed windows to either side opening to glazed Juliet balcony from where magnificent views over Hythe and of the sea can be enjoyed, double glazed window to side also enjoying views of the sea, radiator.

### **BEDROOM**

Built-in wardrobe cupboard, double glazed windows to side and rear, radiator.

### **BATHROOM**

Well fitted with a contemporary suite comprising P ended panelled bath with mixer tap, curved glazed shower screen and thermostatically controlled shower, close coupled WC, wall hung wash basin with mixer tap, polished porcelain tiled floor, underfloor heating, recessed lighting, obscured double glazed window to rear, wall mounted heated ladder rack towel rail, radiator.

### **CLOAKROOM**

Well fitted with a contemporary suite comprising close coupled WC, wall hung wash basin with mixer tap, polished porcelain tiled floor, underfloor heating, recessed lighting, obscured double glazed window to rear, radiator.

### **FIRST FLOOR LANDING**

Double glazed window to rear overlooking the garden and with views towards Brockhill County Park, radiator, doors to:-

### **PRINCIPAL BEDROOM**

A generous space with part vaulted ceiling, recessed lighting, full wall of built-in wardrobe cupboards concealed by sliding mirrored doors, double glazed bi-folding doors to front enjoying a magnificent 180° vista over the roofs of Hythe and of the sea around the bay to Dungeness in the far distance, radiator, door to:-





### **EN-SUITE SHOWER ROOM**

Well fitted with a contemporary suite comprising twin sized shower enclosure with thermostatic controlled multi jet shower with separate handheld attachment, close coupled WC, wall hung wash basin with mixer tap, polished porcelain tiled floor, recessed lighting, obscured double glazed window to rear, radiator, shaver point, extractor fan, wall mounted heated ladder rack towel rail.

### **BEDROOM**

Set beneath a vaulted ceiling, recessed lighting, double glazed window to front commanding a magnificent 180° panorama over Hythe, the Roughs and of the sea around the bay to Dungeness in the distance, radiator, open Plan to:-

### **EN-SUITE SHOWER ROOM**

Tiled shower enclosure with thermostatic controlled shower, close coupled WC, corner wash basin with mixer tap, polished porcelain tiled floor, recessed lighting, shaver point, extractor fan, obscured double glazed twin window to rear, wall mounted heated ladder rack towel rail.

### **OUTSIDE**

#### **FRONT GARDEN**

The property is approached via a flight of steps from the driveway or from a sloping pathway at the opposite side of the garden. These both lead to a generous terrace which is paved in natural stone, enclosed by glazed balustrade and provides the most idyllic vantage point from which to enjoy the 180° views over Hythe and of the sea. The remainder of the garden is topped in granite chippings for ease of maintenance with a

variety of specimen shrubs including photinia, palms and viburnum amongst others.

#### **GARAGE**

Electronically operated roller door, power and light.

#### **REAR GARDEN**

Directly to the rear of the property is a delightfully secluded decked terrace providing a pleasant seating area for alfresco entertaining. Beyond this steps and a paved pathway leads past the first level tier of lawn which is edged by borders planted with various specimens shrubs and other plants including Oleander, Hebe, Cordyline and topiary box balls. Beyond this is a further level expanse of lawn backed by mature borders affording an unusual level of privacy and planted with japonica, fatsia, palms, laurel, fuchsia and japonica amongst others. Glorious views of the sea can be enjoyed from here too, not mention from the top tier of the garden which incorporates a generous decked terrace with outside lighting and the perfect vantage point from which to enjoy the views.

#### **COUNCIL TAX**

Band E approx. £2488.72 (2021/22)  
Folkestone & Hythe District Council.

#### **EPC RATING Band D**

#### **VIEWING**

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

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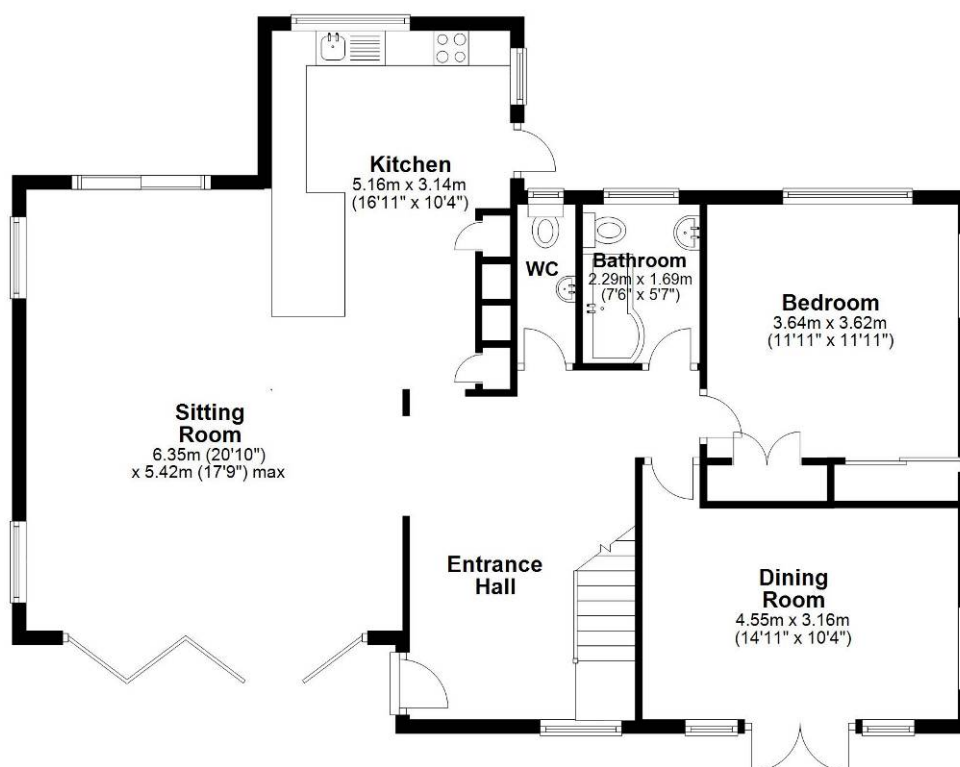






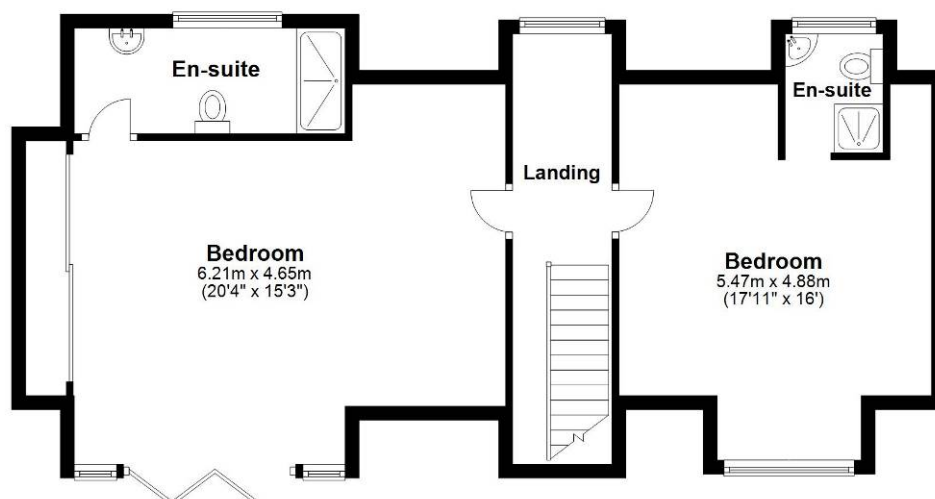
## Ground Floor

Approx. 107.9 sq. metres (1161.2 sq. feet)



## First Floor

Approx. 71.2 sq. metres (765.9 sq. feet)



## Basement

Approx. 12.1 sq. metres (130.7 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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