

Surveyors
Valuers



Estate
Agents

49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



LAMBERTON HOUSE, 10 SENE PARK, HYTHE

£1,150,000 Freehold

Occupying a prime position in this exclusive location from where it commands a magnificent south westerly panorama over Hythe, of the sea and to Dungeness, a substantial detached house offering versatile accommodation exceeding 2900 sq ft. Enclosed heated swimming pool, secluded garden, integral double garage, ample parking.



www.lawrenceandco.co.uk

Tel: 01303 266022

email: findahome@lawrenceandco.co.uk

Lamberton House

10 Sene Park, Hythe CT21 5XB

**GROUND FLOOR:- Entrance Hall, Two Bedooms (one with En-Suite Bathroom),
Bathroom, Utility Room**

**FIRST FLOOR:- Open Plan Living Space, Kitchen/Breakfast Room, Two Bedrooms,
Bathroom, Anti Room/Study, Games Room with Shower Room
Enclosed Swimming Pool, Integral Double Garage, Ample Off Road Parking,
Delightfully Secluded Garden**

DESCRIPTION

Lamberton House is an impressive detached property a generous plot in a prime, elevated position from where it commands an extraordinary south westerly panorama with breath taking views over Hythe, of the sea and around Hythe Bay to Dungeness. In the opposite direction country views can be enjoyed with Saltwood Castle in the distance.

The property appears to have been well maintained, in fact the outside has recently been redecorated however, it is fair to say that whilst perfectly comfortable, internally the house would now benefit from some general updating and improvement but, with over 2900 square feet of versatile accommodation, has the potential to provide an exceptional home and is considered well worthy of any expenditure required. The accommodation is designed to maximise the views with the large open plan living space (which opens to a wraparound balcony), kitchen, principal bedroom, further bedroom, bathroom and anti room/study on the first floor. There are two further bedrooms on the ground floor, one with en-suite bathroom, and a bathroom. There is also a wonderfully equipped games room. Beyond this is the heated swimming pool, enclosed by a glazed structure. The manageable garden is delightfully secluded and there is more space at the front of the house where the long driveway provides ample parking and access to the integral double garage.

SITUATION

This substantial property occupies a prime position on Sene Park, an exclusive location on the hillside, within reasonable walking distance of Hythe s charming town centre with its bustling High Street, with independent boutique shops, cafes, bars and restaurants. The town is also well served with four supermarkets (including Waitrose, Aldi & Sainsburys). The Royal Military Canal with its cycle path alongside and pleasant walks, and the attractive seafront, golf course and Leisure Centre at the Hotel Imperial, are within easy reach and there is a variety of other sports and leisure facilities in the vicinity, including tennis, bowls, sailing, etc. The lively community of Saltwood also has a variety of clubs for all age groups, as well as an active church and village hall, two primary schools and one secondary performing arts school.

Commuting links are excellent with the motorway network (M20 Junction 11) 3.5 miles distant, main line railway station at Sandling 2.5 miles, the Channel Tunnel Terminal 4 miles, the ferry port of Dover 10 miles and Ashford International Passenger Station 12 miles (all distances are approximate).

The High Speed Link is available from both Folkestone (5 miles) and Ashford (10 miles) with journey times to St Pancras of under an hour.



The accommodation comprises:

ENTRANCE VESTIBULE

Of UPVC and double glazed construction with windows to three sides and UPVC door with obscure double glazed windows to either side opening to:

ENTRANCE HALL

A generous space with staircase to 1st floor, recessed lighting, wall light points, radiator, doors to wine store, heated linen cupboard housing pressurised hot water cylinder and further shelved storage cupboard, doors to garage and:

UTILITY ROOM

Well fitted with a range of base cupboard and drawer units with space and provision for washing machine and tumble dryer, rolltop worksurfaces undermounted with deep ceramic butler's sink with mixer tap, tiled splashback's, coordinating wall cupboards, coved ceiling, shelving linen cupboard, built-in storage cupboard, double glazed window to front commanding far reaching views over Hythe and around the bay, radiator.

BEDROOM

Built in mirrored wardrobe cupboards, coved ceiling, recessed anglepoise lighting, double glazed window to side enjoying views to the sea, radiator, door to:

EN-SUITE BATHROOM

Panelled bath with mixer tap and handheld shower, twin sized shower cubicle with thermostatically controlled shower, pedestal wash basin, low-level WC, bidet, coved ceiling, obscured double glazed window to side, radiator.

BEDROOM

Coved ceiling, double glazed window to front enjoying far-reaching views over Hythe, of the sea and around the bay, radiator.

BATHROOM

Panelled bath within a tiled surround fitted with glazed shower screen and thermostatically controlled shower, pedestal wash basin, low-level WC, bidet, obscured double glazed window to front, heated towel rail.

FIRST FLOOR

LIVING SPACE

A generous space of L shaped form with a full wall of double glazed tilt and turn sliding patio doors opening to the balcony from where magnificent views over Hythe, of the sea and around the bay to Dungeness can be enjoyed, further double glazed windows to side also commanding similarly attractive sea views together with views of the golf course, further double glazed window to rear looking towards the golf course, built-in storage cupboard with sliding mirrored doors, wall light points, freestanding log effect gas stove, radiators, doors to anti room , inner hallway and:

KITCHEN/BREAKFAST ROOM

Fitted with a range of base cupboard and drawer units incorporating integrated dishwasher, square edged worksurfaces inset with stainless steel sink and drainer unit with mixer tap, four burner gas hob and four burner induction hob, tiled splashback's, coordinating wall cupboards, integrated double oven/grill, coved ceiling, double glazed window to front commanding far-reaching views over Hythe, of the sea and around the bay to Dungeness in the distance, double glazed sliding patio doors opening to the garden and enjoying views towards Saltwood Castle, radiator.

INNER HALLWAY

Built-in storage cupboards, wall light point, coved ceiling, doors to:

BEDROOM

Coved ceiling, pair of wall light points, double glazed window to side overlooking the garden with views of Saltwood Castle in the distance, radiator, door to anti room .



BEDROOM

Coved ceiling, double glazed window to side overlooking the garden and with views of Saltwood Castle, radiator.

BATHROOM

Corner bath encompassed by glazed shower screen and fitted with thermostatically controlled shower, twin wash basins with mixer taps, vanity cupboards below and illuminated mirrored upstands, wall hung WC with concealed cistern, bidet, tiled walls, coved ceiling, obscured double glazed window to side, radiator.

ANTI ROOM

Range of built-in wardrobe cupboards with mirrored doors, coved ceiling, double glazed roof light, door returning to living space, radiator, double glazed patio doors opening to:

GAMES ROOM

A generous space with tiled flooring throughout and set beneath a double domed glazed ceiling, raised flower beds, built-in cupboard housing Worcester gas fired boiler, enclosure with wash basin and shower attachment above, **shower room** with shower enclosure with thermostatically controlled shower, low-level WC, wall hung wash basin, double glazed sliding patio doors opening to the garden.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is occupied by a generous driveway providing off-road parking for numerous vehicles and access to the:

INTEGRAL DOUBLE GARAGE

Electronically operated up and over door to front, power and light.

The remainder of the garden is predominantly laid to lawn. A side gate gives access to the:

REAR GARDEN

Laid extensively to lawn, the garden to the rear of the property is delightfully secluded and edged by borders planted with a variety of mature shrubs. To the side of the house is attractive terraced enclosed by glazed balustrade and from where magnificent views over Hythe and of the sea can be enjoyed, steps lead down from here to a further small paved terrace beyond which is the:

SWIMMING POOL

A heated pool of generous size enclosed within a glazed structure.
Pumphouse and changing room.

EPC RATING Band D

COUNCIL TAX

Band G approx. £3393.70 (2021/22)
Folkestone & Hythe District Council.

VIEWING

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

Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas 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. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.

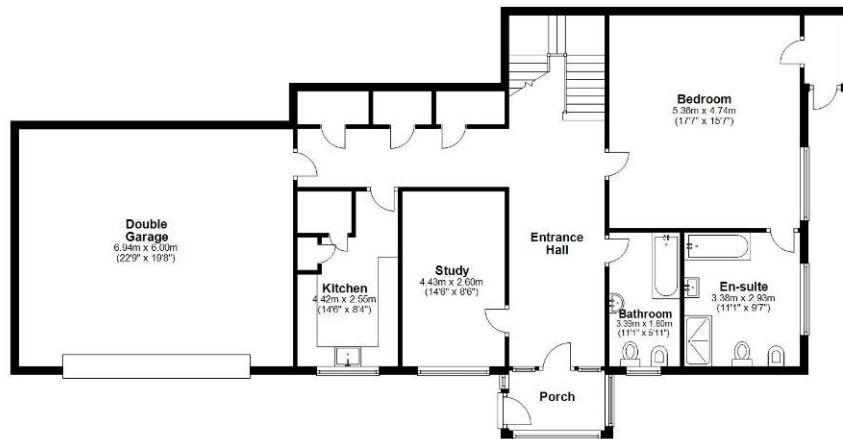




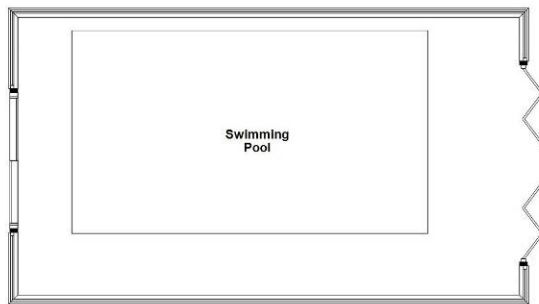




Ground Floor Approx. 107.3 sq. metres (1155.0 sq. feet)



First Floor Approx. 164.6 sq. metres (1771.4 sq. feet)





49 High Street, Hythe, Kent CT21 5AD
Tel: 01303 266022
www.lawrenceandco.co.uk
findahome@lawrenceandco.co.uk