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49 High Street, Hythe, Kent CT21 5AD



## 4 CANNONGATE AVENUE, HYTHE

**£725,000 Freehold**

Situated in a peaceful and convenient location on Hythe's pretty lower hillside, this substantial detached house commands magnificent views over the town and of the sea. It also offers attractively presented, versatile accommodation including a sitting room, kitchen/dining room and four bedrooms. Gardens, garage, parking.



[www.lawrenceandco.co.uk](http://www.lawrenceandco.co.uk)

Tel: 01303 266022

email: [findahome@lawrenceandco.co.uk](mailto:findahome@lawrenceandco.co.uk)

**4 Cannongate Avenue  
Hythe  
CT21 5PS**

**Entrance Hall, Sitting Room, Dining Room open plan to Kitchen, Conservatory,  
Utility Area and Cloakroom  
Four Bedrooms, Bath and Shower Rooms  
Sea Facing Terrace, Ample Parking, Integral Garage and Generous Garden**

**DESCRIPTION**

A unique property in an exclusive location from where this substantial detached house commands a magnificent south westerly panorama over Hythe, of the sea, around the bay to Dungeness and on a clear day, to the coast of France. The property, which has been greatly improved by the current owners, offers comfortably proportioned accommodation arranged over three floors, totalling circa 1900 square feet. This includes a welcoming entrance hall leading to the generous sitting room with a full wall of sea facing windows, the fourth bedroom with sea facing Juliette balcony and a smartly fitted shower room. On the lower ground floor (at garden level) is a large dining room which is open plan to the kitchen and enjoys an adjoining conservatory. There is also the fourth bedroom (currently used as a study), a utility area and cloakroom. On the first floor is a large landing/study area opening onto the spacious sea facing roof terrace, the perfect vantage point from where to enjoy the stunning views. There are also two bedrooms on this floor, each with fitted wardrobes, and a bathroom.

The generous block paved driveway to the front of the house provides ample off street parking and access to the integral garage. The rear garden steps away from the house with two terraces, ideal for alfresco entertaining, and a generous expanse of lawn.

**SITUATION**

Conveniently situated on Cannongate Avenue, an exclusive location only a short walk from the town centre with its 4 supermarkets (including Waitrose, Sainsburys and Aldi) and bustling, vibrant High Street with a range of independent shops, boutiques, cafes and restaurants, doctors surgeries, dentists etc. The Royal Military Canal is close by, with pleasant towpath walks and cycle path and the attractive, unspoilt seafront and long pebbly beach is a level walk away. There is a wide variety of sporting and leisure facilities in the area, including the Hotel Imperial Leisure Centre, cricket and lawn tennis clubs, 2 golf courses, sailing club, etc. There are many clubs and societies within the town that welcome new members, and a fortnightly farmers market. The town is well served with educational establishments including Hythe Bay C of E Primary School, St Augustine's Roman Catholic Primary School and Brockhill Performing Arts College. There are boys and girls Grammar in nearby Folkestone.

There are bus stops close by with local services to Folkestone, Ashford, Romney Marsh, etc. and Hythe is very conveniently located for easy access to the M20 (Junction 11 - 4 miles), Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (11 miles). Sandling main line railway station, approximately 2½ miles away on the outskirts of Saltwood, offers regular commuter services to London and High Speed trains to London St Pancras are available from Folkestone and Ashford with journey times of under an hour.





The accommodation comprises:

### **ENTRANCE VESTIBULE**

Of UPVC and obscured double glazed construction with windows to three sides and entered via a double glazed door, timber effect composite and double glazed door to:

### **ENTRANCE HALL**

Engineered oak flooring, staircases to lower ground floor and first floor, double glazed window to front, coved ceiling, contemporary horizontal tubular radiator with timber bench seat, doors to:

### **SITTING ROOM**

Timber effect flooring, coved ceiling, recessed lighting, full wall of double glazed windows with double glazed windows to either side commanding magnificent views over Hythe and around the bay to Dungeness, radiator.

### **BEDROOM**

Engineered oak flooring, high-level double glazed window to side enjoying views to the sea, double glazed casement doors opening to glazed Juliet balcony from where views of the sea and around the bay can be enjoyed, radiator.

### **SHOWER ROOM**

Walk-in shower enclosure with thermostatically controlled rain head shower and separate handheld attachment, wash basin, close coupled WC, tiled floor, tiled walls, shaver point, recessed lighting, extractor fan, obscured double glazed window to side, heated ladder rack towel rail.

### **LOWER GROUND FLOOR**

#### **HALLWAY**

Coved ceiling, recessed lighting, shelved storage cupboard, doors to:

#### **DINING ROOM**

Coved ceiling, double glazed sliding patio doors opening to and looking through the conservatory to the garden and beyond to the bay, double glazed casement door and

window opening to the garden, radiators, open plan to:

### **KITCHEN**

Well fitted with a comprehensive range of base cupboard and drawer units incorporating deep pan drawers and integrated dishwasher, square edged worktops inset with 1 1/2 bowl sink and drainer unit with mixer tap, four burner gas hob, tiled splashbacks, coordinating wall cupboards and shelving, integrated eyelevel oven/grill, coved ceiling, recessed lighting, double glazed windows to side and rear overlooking the garden.

### **UTILITY AREA**

Space and provision for washing machine and tumble dryer built-in shelved storage cupboard, folding door to:

### **CLOAKROOM**

Low-level WC, wash basin with vanity cupboard below, tiled walls, recessed lighting, extractor fan, wall mounted heated ladder rack towel rail.

### **STUDY/BEDROOM FOUR**

Engineered oak flooring, recessed lighting, double glazed bi-folding doors opening to and overlooking the garden.

### **FIRST FLOOR LANDING**

A generous space with built-in linen cupboard, coved ceiling, double glazed sliding patio doors opening to and looking beyond the balcony with panoramic views of the sea and around the bay to Dungeness, doors to:

### **BEDROOM**

Full range of built-in wardrobe cupboards, coved ceiling, picture window to rear commanding panoramic views over Hythe, of the sea and around the bay to Dungeness, radiator.





## BEDROOM

Full range of built-in wardrobe cupboards, coved ceiling, double glazed picture window commanding panoramic views over Hythe, of the sea and around the bay to Dungeness, radiator.

## BATHROOM

Well fitted with a contemporary suite comprising panelled bath with mixer tap and separate thermostatically controlled shower and glazed folding shower screen, range of vanity units with WC with concealed cistern with preformed wash basin set into worktop, shaver point, tiled floor, tiled walls, coved ceiling, recessed lighting, extractor fan, wall mounted heated ladder rack towel rail.

## OUTSIDE

### FRONT GARDEN

The garden to the front of the property is set behind a low brick built wall and is block paved providing a generous driveway with parking for a number of vehicles and access to the integral garage. Side access can be gained to the:

### REAR GARDEN

The garden to the rear of the property is well enclosed by timber fencing And mature hedging. Directly to the rear of the house is a generous block paved patio with raw time railings, the perfect environment in which to relax and dine alfresco whilst enjoying the views of the sea. A flight of steps leads down to a further elevated terrace beyond which the garden is occupied by a level expanse of lawn incorporating a timber framed garden shed.

## GARAGE

Up and over door to front, power and light.

## EPC RATING Band E

## COUNCIL TAX

Band F approx. £2941.21 (2021/22)  
Folkestone & Hythe District Council.

## VIEWING

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



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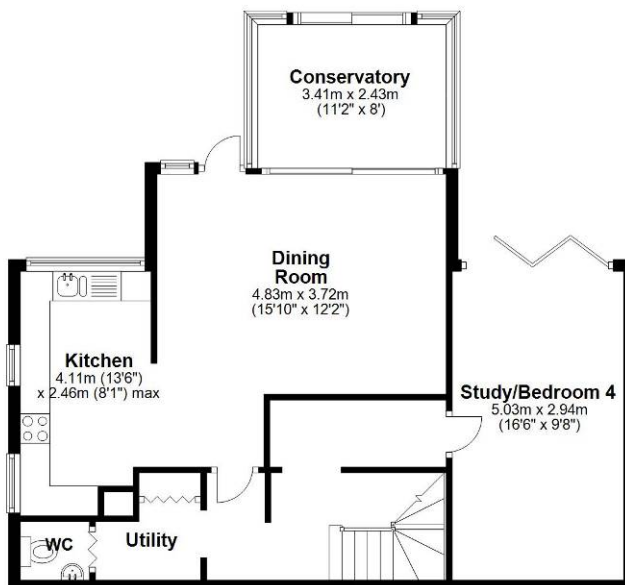






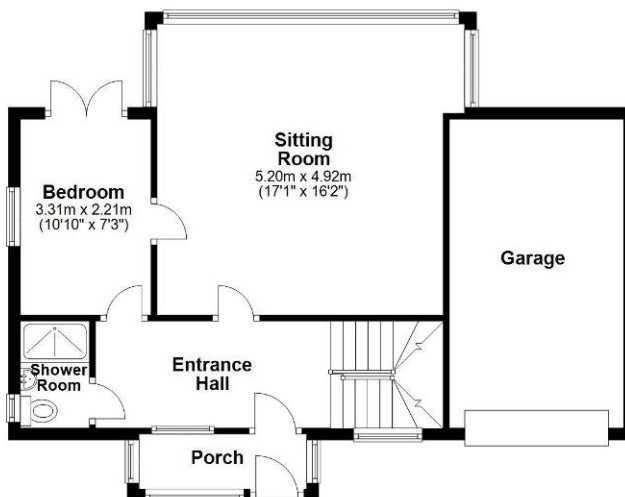
### Lower Ground Floor

Approx. 70.0 sq. metres (753.9 sq. feet)



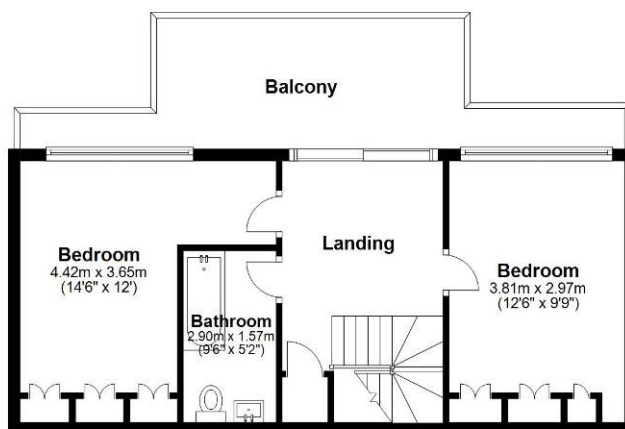
### Ground Floor

Approx. 64.5 sq. metres (694.6 sq. feet)



### First Floor

Approx. 42.3 sq. metres (455.7 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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