

# LAWRENCE & Co

- of Hythe -

49 High Street, Hythe, Kent CT21 5AD



**56 NORTH ROAD  
HYTHE**

**£325,000 Freehold  
NO ONWARD CHAIN**

In an enviable position on Hythe's picturesque hillside from where it commands a magnificent southerly panorama over the town with views stretching around the bay and to the coast of France, an enchanting 2 bedroom period cottage with impeccably presented accommodation and a pretty tiered garden. EPC C.



**56 North Road  
Hythe CT21 5DU**

**Entrance Vestibule, Sitting Room, Kitchen/Dining Room,  
Two Bedrooms, Bathroom,  
Front & Rear Garden**

**DESCRIPTION**

An enchanting period cottage nestled on Hythe's picturesque hillside in a desirable elevated location from where it commands a magnificent southerly panorama with stunning views over St Leonards Church, the town and of the sea stretching around the bay to Dungeness in the distance and to the coast of France on a clear day.

The impeccably presented accommodation comprises an entrance vestibule, sitting room and a smartly fitted kitchen/breakfast room. On the first floor there are two bedrooms (the principal enjoying the stunning views) and a bathroom.

A particularly attractive feature of the property is the delightfully secluded, tiered garden to the rear.

**SITUATION**

North Road is viewed as being one of Hythe's most desirable locations being high enough up the hill to benefit from lovely views over the town and of the sea, yet remaining within a short walk of the bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys & Aldi), doctors' surgeries, etc. The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further and there are a variety of sports and leisure facilities in the vicinity, including 2 golf courses and the Hotel Imperial Leisure Centre, cricket, squash and bowls clubs etc. Schools are also excellent with Hythe Bay C of E Primary, Saltwood C of E Primary, St Augustines Catholic Primary & Brockhill Park Performing Arts College all being accessible.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is around 3 miles away and the ferry port of Dover is 12 miles away. (All distances are approximate.)



The accommodation comprises:

### **ENTRANCE VESTIBULE**

Entered via a timber effect composite door, black and white tiled floor, panelled and glazed door to:-

### **SITTING ROOM**

Attractive cast-iron fireplace surround above a granite hearth with low-level cupboards fitted to recesses to either side, polished timber flooring, double glazed sash window fitted with folding plantation style shutters and enjoying views over St Leonards Church, Hythe and of the sea and around the bay to Dungeness, radiator, door to:-

### **INNER HALL**

Staircase to 1st floor, door to:-

### **KITCHEN/DINING ROOM**

Well fitted with a comprehensive range of base cupboard and drawer units incorporating recesses housing dishwasher, washing machine, dual fuel oven and fridge, square edged granite worktops under mounted with deep ceramic butler sink with mixer tap, range of coordinating wall cupboards, extractor hood above the cooker, tiled floor, access to under stairs storage cupboard, floor to ceiling double glazed timber framed window to rear courtyard with double glazed roof light above, radiator, door to:-

### **REAR HALLWAY**

Door giving rear access returning to North Road, timber framed and double glazed door to rear courtyard and steps to garden, double glazed roof light, door to:-

### **CLOAKROOM**

Close coupled WC, wall hung wash basin with mixer tap, walls tiled to half height, radiator.

### **FIRST FLOOR LANDING**

Polished timber flooring, access to loft space via hatch fitted with loft ladder, doors to:-

### **BEDROOM 1**

Polished timber flooring, built-in wardrobe cupboard and further deep wardrobe cupboard, double glazed sash window to front fitted with folding plantation style shutters and commanding magnificent views over St Leonards Church, Hythe and of the sea and around the bay to Dungeness, radiator.

### **BEDROOM 2**

Built-in part shelved storage cupboard with hanging rail, polished timber flooring, shelved recess, timber framed and double glazed window to rear looking towards the garden and fitted with folding plantation style shutters, radiator.

### **BATHROOM**

Panelled bath fitted with mixer tap with handheld shower and separate thermostatically controlled shower, glazed shower screen, pedestal wash basin, low-level WC, shelved storage cupboard, tiled floor and walls, recessed lighting, extractor fan, timber framed and double glazed window to rear overlooking the garden and fitted with folding plantation style shutters, heated ladder rack towel rail.

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## OUTSIDE

### FRONT GARDEN

The garden to the front of the property is paved in natural stone with a rambling rose hedge screening it from North Road.

**NB.** The garden is accessed via a right of way across the neighbouring properties, the same right of way extends to all neighbouring properties.

### REAR GARDEN

The garden to the rear of the property is approached via a flight of steps from the rear hallway and is teared over four levels. It has

been paved for ease of maintenance and incorporates various mature shrubs and other plants including roses, clematis, hydrangea and buddleia amongst others. A gate gives access to the rear walkway.

### EPC Rating C.

### COUNCIL TAX

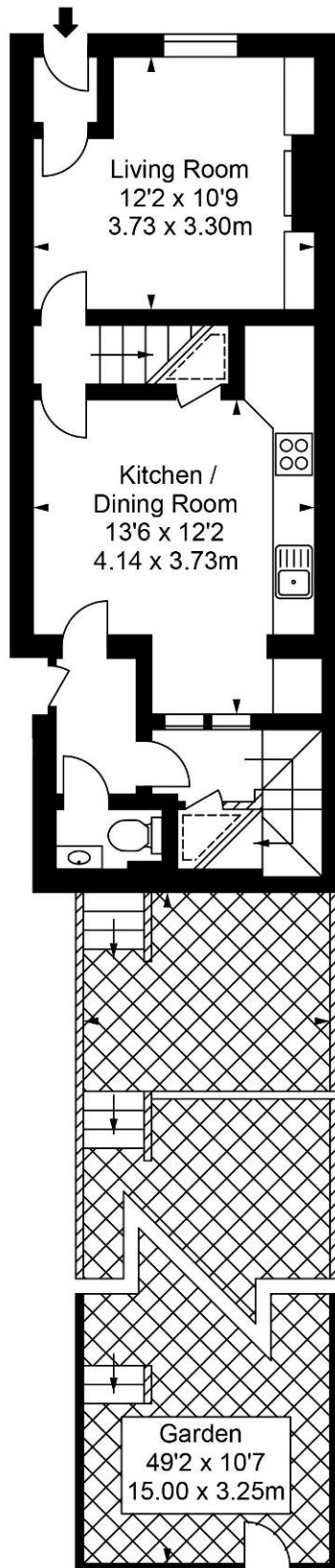
Band B approx. £1708.80 (2022/23)  
Folkestone & Hythe District Council.

### VIEWING

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

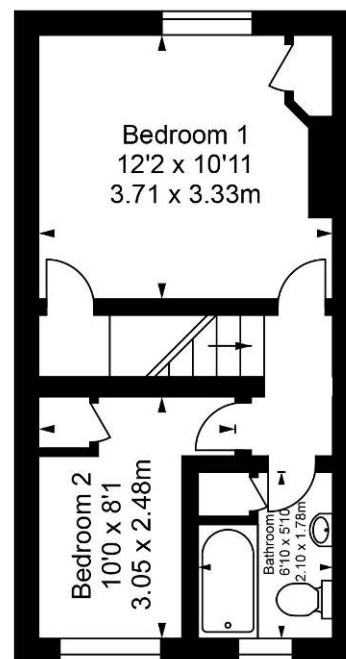


# North Road, Hythe



**Ground Floor**

Approximate Gross Internal Area :-  
Ground Floor :- 39.40 sq m / 424 sq ft  
First Floor :- 28.23 sq m / 304 sq ft  
Total :- 67.63 sq m / 728 sq ft



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
floor plan by: [www.creativeplanettk.com](http://www.creativeplanettk.com)