



49 High Street, Hythe, Kent CT21 5AD



## **HIGH VIEW CANNONGATE ROAD, HYTHE**

**A semi-detached house situated in a sought after & elevated location from where it enjoys views over Hythe and of the sea. Comprising a generous sitting/dining room, fitted kitchen, cloakroom, three double bedrooms & a shower room. Delightful south facing rear garden & garden room. Garage & off-road parking. EPC E.**

**£425,000 Freehold  
NO ONWARD CHAIN**



**High View  
Cannongate Road  
Hythe CT21 5PX**

**Entrance Vestibule, Entrance Hall, Kitchen, Sitting/Dining Room, Cloakroom,  
Three Double Bedrooms, Shower Room,  
Garden Room, Front & Rear Gardens  
Garage, Off-Road Parking**

**DESCRIPTION**

This semi-detached house is well situated in an elevated position and enjoys wonderful views over Hythe and of the sea. It is fair to say that the property would now benefit from general updating but has the potential to create an exceptionally comfortable home, is considered well worthy of any expenditure required and is priced accordingly.

The comfortably proportioned accommodation comprises an entrance vestibule, entrance hall, fitted kitchen, generous L shaped sitting/dining room and a cloakroom. On the first floor there are three double bedrooms and a shower room.

The delightful, south facing garden is undoubtedly a feature of the property and affords a good level of privacy and the perfect environment in which to relax and dine alfresco. The property also benefits from a garden room, garage and off-road parking.

**SITUATION**

High View is conveniently situated on Cannongate Road, an exclusive location only a short walk from the town centre with its 4 supermarkets (including Waitrose, Sainsburys and Aldi), bustling and 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.

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**

Door to entrance hall, door to:-

### **CLOAKROOM**

Close coupled WC, wall hung wash basin, obscure double glazed window.

### **ENTRANCE HALL**

Staircase to 1st floor, double glazed door to side, access to understairs storage cupboard, radiator, doors to:-

### **KITCHEN**

Fitted with a range of base cupboard and drawer units incorporating integrated electric oven, recess and plumbing for dishwasher and washing machine, work surface inset with four burner gas hob with extractor hood above, coved ceiling, tiled floor, access to larder cupboard.

### **SITTING/DINING ROOM**

A generous L shaped room, attractive painted timber fireplace surround inset with gas fire, double glazed windows to front enjoying views between rooftops of the sea, double glazed high-level window to side, picture rail, radiators.

### **FIRST FLOOR LANDING**

Access to loft space, double glazed window over stairwell with views towards the sea, coved ceiling, radiator, doors to:-

### **BEDROOM 1**

Built-in wardrobe cupboard, access to airing cupboard housing factory lagged hot water cylinder, double glazed windows to front with views across Hythe and of the sea, radiator.

### **BEDROOM 2**

Double glazed window to side, and double glazed window to front with views across Hythe and of the sea, radiator.

### **BEDROOM 3**

Built in wardrobe cupboard, double glazed window to front, coved ceiling, radiator.

### **SHOWER ROOM**

Tiled shower enclosure with Triton electric shower, close coupled WC, wash basin set into work surface with vanity drawers and cupboards below and to the side, heated towel rail, coved ceiling, obscure double glazed window to front, radiator.

### **OUTSIDE**

A flight of steps lead down to a generous paved terrace, with timber framed summer house and greenhouse, backed by mature shrubs and hedging and giving access to the:-

### **GARDEN ROOM**

Of uPVC construction beneath a polycarbonate roof, double glazed casement doors to front and side.

The garden continues to a further level of lawn, well enclosed by mature hedging and borders planted with a variety of shrubs and specimen trees. Timber framed shed.

### **FRONT GARDEN**

The property is approached via a block paved driveway giving access to the garage and with an area of lawn to the side set behind a low brick built wall. A wrought iron gate brick-built gives access to the rear garden.

### **GARAGE**

Electric door to front, power and light. To the rear of the garage is a brick-built store room.

### **EPC Rating E**

### **COUNCIL TAX**

Band D approx. £2299.66 (2022/23)  
Folkestone & Hythe District Council.

### **VIEWING**

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







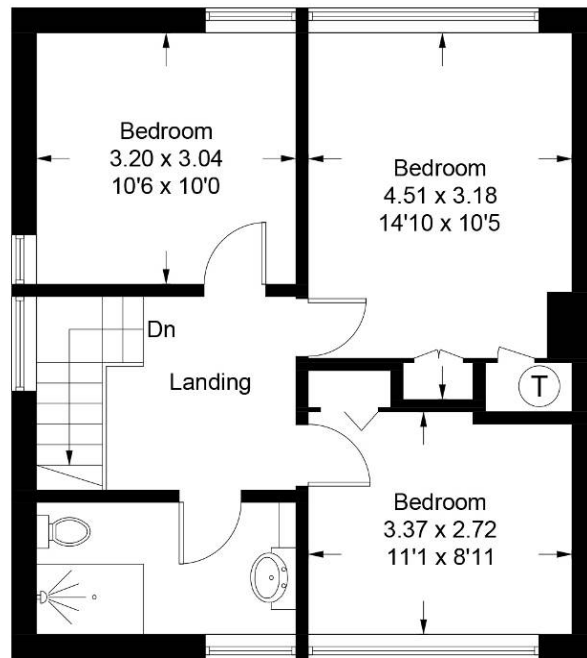




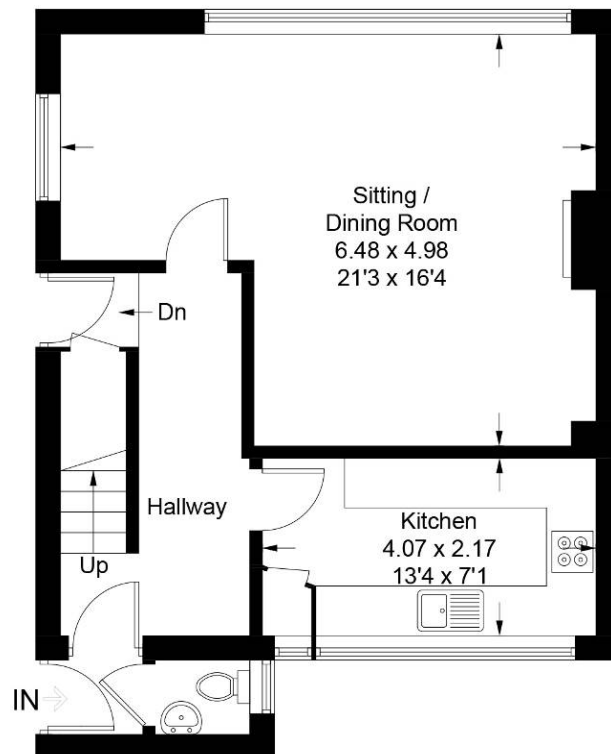
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# High View, Hythe, CT21

Approximate Gross Internal Area  
Ground Floor = 50.5 sq m / 543 sq ft  
First Floor = 47.4 sq m / 510 sq ft  
Total = 97.9 sq m / 1053 sq ft



**First Floor**



**Ground Floor**

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