



49 High Street, Hythe, Kent CT21 5AD



**25 SPANTON CRESCENT,
HYTHE**

**£575,000 Freehold
NO ONWARD CHAIN**

This well situated detached family house requires general updating but offers the scope to create an exceptionally comfortable home. 3 reception rooms, conservatory, kitchen, utility room, shower room, 4 bedrooms (1 en-suite) and a family bathroom. Delightful gardens, garage and ample parking. EPC C.



**25 Spanton Crescent
Hythe, Kent
CT21 4SF**

**Entrance Hall, Sitting Room, Dining Room, Study, Kitchen/Breakfast room,
Utility Room, Shower Room,
Four Bedrooms (Principal with En-Suite Shower Room), Family Bathroom
Off Road Parking, Garage, Front & Rear Gardens**

DESCRIPTION

Occupying a prime position on this highly regarded development on Hythe's pretty lower hillside from where it commands some lovely views over the town and of the sea, this well proportioned detached house would now benefit from general updating. It is considered well worthy of any expenditure required and has been priced accordingly.

The accommodation is of particularly comfortable proportions and comprises a welcoming entrance hall leading to a generous sitting room which opens onto the conservatory, dining room, study, kitchen with adjoining utility room and shower room. The first floor comprises four bedrooms, the principal bedroom with en-suite shower room, (two of the bedrooms enjoy views over Hythe and of the sea in the distance) and a family bathroom.

To the front of the property a driveway provides parking for two vehicles and access to the detached garage with electronically operated door. There is side access to the manageable south facing tiered garden which is delightfully secluded and provides the ideal environment for alfresco dining and entertaining.

SITUATION

Spanton Crescent is a highly desirable residential area on the lower hillside and close to Saltwood, just over half-a-mile from the town centre and with 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, cafes, 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.



The accommodation comprises:

ENTRANCE HALL

Entered via an obscured double glazed door with obscured double glazed panel to side, staircase to first floor, access to understairs storage cupboard, radiator concealed by decorative cover, double doors to dining room, doors to:-

SITTING ROOM

Feature brick fireplace with provision for open fire, double glazed sliding doors to conservatory, coved ceiling, radiator.

CONSERVATORY

Of uPVC construction, timber effect flooring, double glazed sliding door giving access to the garden.

DINING ROOM

Double glazed bay window to front, high-level double glazed window to side, door to kitchen, radiator.

STUDY

Double glazed window to front, coved ceiling, radiator.

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating recess and plumbing for dishwasher, worksurface inset with one and a half bowl stainless steel sink and drainer unit with mixer tap, gas hob with extractor hood above, coordinating wall cupboards, double glazed window to front, tiled floor, door to dining room, coved ceiling, radiator, door to:-

UTILITY ROOM

Worksurface inset with stainless steel sink and drainer unit with mixer tap and cupboard beneath, recess and plumbing for washing machine, space for freestanding fridge freezer, wall mounted gas boiler, double glazed window to rear, tiled splashbacks, tiled floor, double glazed door to side, heated towel rail, coved ceiling, radiator, door to:

SHOWER ROOM

Low level WC with concealed cistern, wash basin with vanity cupboard below, tiled shower enclosure with thermostatically controlled rain head shower and separate handheld attachment, tiled walls, recessed lighting, tiled floor, heated towel rail, obscured double glazed window to side.

FIRST FLOOR LANDING

Access to loft space, access to airing cupboard housing the factory lagged hot water cylinder, radiator concealed by decorative cover, doors to:-

BEDROOM 1

Built in wardrobe cupboards concealed by sliding mirrored doors, double glazed window to rear enjoying views over Hythe and of the sea, door to:-

EN-SUITE SHOWER ROOM

Tiled shower enclosure with electric shower, low level WC, wash basin with mixer tap and vanity cupboards below, wall hung vanity cupboards, obscured double glazed window to rear, tiled walls, tiled floor, heated towel rail.

BEDROOM 2

Double glazed window to rear enjoying views over Hythe and of the sea, coved ceiling, radiator.

BEDROOM 3

Double glazed window to front, coved ceiling, radiator.

BEDROOM 4

Double glazed window to front, coved ceiling radiator.



BATHROOM

Panelled bath with mixer tap and handheld shower attachment, electric shower over, glazed shower screen, low level WC with concealed system, worksurface with fitted vanity cupboards below and inset with wash basin with mixer tap, coordinating cupboards, tiled walls, heated towel rail, obscured timber framed double glazed window to front.

OUTSIDE

FRONT GARDEN

The property is approached via steps and a path leading through a mature evergreen hedge which affords a great deal of privacy to the property. To the side of the garden is a resin bound gravelled driveway providing off street parking and access to the:

DETACHED GARAGE

Electronically operated roller door to front, power and light, personal door to rear.

REAR GARDEN

Directly to the rear of the house is a terrace paved in natural stone, backed by mature hedging and shrubs. Steps leads down to another paved terrace beneath a wooden pergola supporting a vine and leading down to a further area of lawn which is well enclosed by close boarded timber panelled fencing, mature shrubs, herbaceous and other plants.

EPC Rating Band C

COUNCIL TAX

Band E approx. £2810.69 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

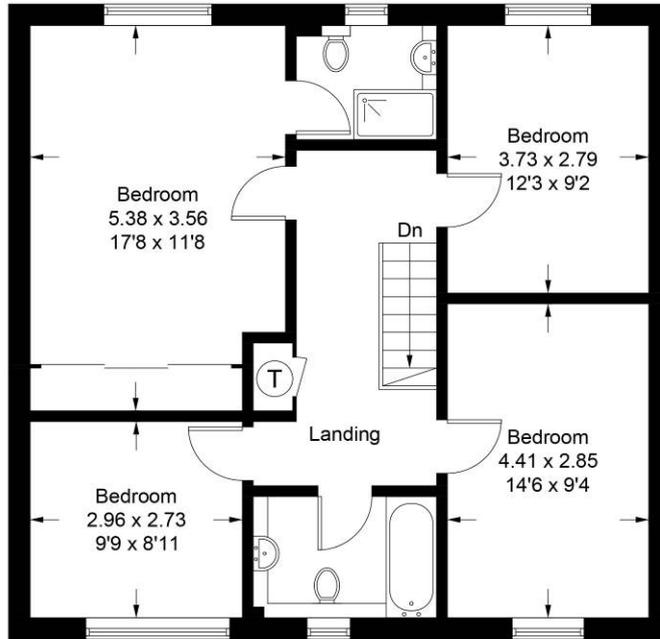




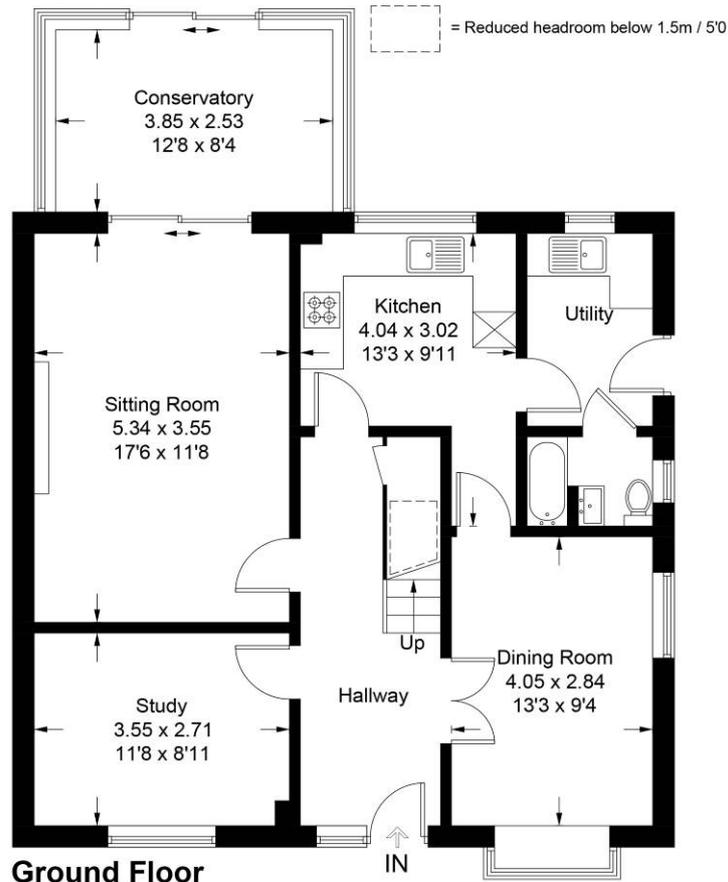
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Spanton Crescent, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 82.8 sq m / 891 sq ft
First Floor = 71.4 sq m / 768 sq ft
Total = 154.2 sq m / 1659 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1099796)