



49 High Street, Hythe, Kent CT21 5AD



## 9 MONCRIEFF GARDENS, HYTHE

**£650,000 Freehold**

On an exclusive development, this attractively presented property boasts a dramatic vaulted living space opening to a covered balcony with views to the grounds of The Imperial Hotel and the sea, stunning kitchen/dining room, 3 bedrooms (1 en-suite), utility room. Landscaped garden, garage and parking. EPC B.



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# **9 Moncrieff Gardens**

## **Hythe**

### **CT21 6FJ**

**Ground Floor:- Entrance Hall, Utility Room, Cloakroom**  
**First Floor:- Three Bedrooms (one en-suite Shower Room), Bathroom**  
**Second Floor:- Sitting Room, Kitchen/Dining Room, Balcony**  
**Integral Garage, Parking, Landscaped Garden**

#### **DESCRIPTION**

This impressive town house forms part of this much sought after, prized development and occupies a particularly good plot with a wonderful open aspect to the rear over the manicured gardens and grounds of The Hythe Imperial Hotel and with glimpses of the sea from the top floor.

The property benefits from the remainder of its 10 year building guarantee and offers impeccably presented accommodation of very comfortable proportions arranged over three floors. The ground floor comprises an entrance hall, utility room, cloakroom and integral garage which has the potential to be converted into another room (subject to all necessary consents and approvals being obtained). The three bedrooms are on the first floor, the principle bedroom with a smart en-suite shower room and built-in wardrobes, family bathroom. The second floor comprises a dramatic living space with vaulted ceiling and doors leading to a covered balcony from where superb views can be enjoyed. Beyond the living space is the splendid kitchen/dining room.

Outside to the rear the garden has been beautifully landscaped for relative ease of maintenance and incorporating a cleverly positioned sunken terrace, ideal for alfresco dining and the perfect spot to enjoy the evening sun. There is also a gate giving rear access to the hotel gardens. There is ample parking to the front and an integral garage.

#### **SITUATION**

Moncrieff Gardens forms part of Hythe's prestigious Imperial Green development set in the grounds of The Imperial Hotel & Leisure Centre, adjacent to the banks of the historic Royal Military Canal, on level ground, moments from the attractive unspoilt seafront and beach. A short stroll along the tow path leads to Waitrose and across the road to the town centre with its bustling High Street offering a wide range of independent shops, boutiques, cafes, restaurants, and doctors surgeries etc. The town is also well served by 4 supermarkets (including Waitrose, Sainsburys and Aldi). There is a wide range of sporting and leisure facilities available nearby, including the Hotel Imperial Leisure Centre, cricket, lawn tennis, bowls, 2 golf courses, sailing clubs, etc.

Commuting links are excellent. The High Speed Link is available from both Folkestone (5 miles) and Ashford (10.5 miles) with journey times direct to St Pancras of around 53 minutes and 38 minutes respectively. The motorway network (M20 Junction 11) is 3.5 miles distant, main line railway station at Sandling, (2.6 miles), the Channel Tunnel Terminal 4 miles, the ferry port of Dover 13.5 miles and Ashford International Passenger Station 10.5 miles. (All times and distances are approximate).





The accommodation comprises:

### **ENTRANCE HALL**

Entered via a timber effect composite door with obscured double glazed circular porthole window, engineered oak flooring, dumb waiter serving all floors, video entry system, staircase to 1st floor, access to under stairs storage cupboard, radiator, doors to:

### **UTILITY ROOM**

Base cupboards with recesses and provision for washing machine and tumble dryer, square edged granite effect work surfaces inset with stainless steel sink with mixer tap, tiled splashbacks, gas fired boiler, tiled floor, recessed lighting, timber effect composite door with double glazed window to side opening to the garden, radiator.

### **CLOAKROOM**

Low-level WC with concealed cistern, hand wash basin with mixer tap, obscured double glazed window to side, radiator.

### **FIRST FLOOR LANDING**

Staircase continuing to 2nd floor, access to deep heated linen cupboard housing pressurised hot water cylinder, radiator, doors to:

### **BEDROOM**

Range of built-in wardrobe cupboards, dumb waiter, engineered oak flooring, double glazed window to front, radiator, door to:

### **EN-SUITE SHOWER ROOM**

Well fitted with a contemporary suite comprising twin sized walk-in tiled shower enclosure fitted with thermostatically controlled rain head shower and separate handheld attachment, close coupled WC, wall hung wash basin, tiled floor, tiled walls, wall light point, recessed lighting, extractor fan, wall mounted heated ladder rack towel rail.

### **BEDROOM**

Engineered oak floor, double glazed window to rear overlooking the garden and the grounds of The Imperial Hotel, radiator.

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Engineered oak floor, double glazed window to rear overlooking the gardens and the grounds of The Imperial Hotel, radiator.

### **BATHROOM**

Well fitted with a contemporary suite comprising panelled bath with mixer tap and separate thermostatically controlled shower, glazed shower screen, low-level WC with concealed cistern, wall hung wash basin with vanity drawer beneath and mirrored reveal behind, shaver point, tiled floor, tiled walls, recessed lighting, extractor fan, wall mounted heated ladder rack towel rail.

### **SECOND FLOOR LANDING**

Illuminated by a pair of light tubes, radiator, door to:

### **SITTING ROOM**

A generous space set beneath a double height, part vaulted ceiling with pair of electronically operated Velux Rooflights, engineered oak flooring, fireplace recess with freestanding wood burning stove, wall light points, double glazed casement door with double glazed window to side and above opening to a shallow balcony to the rear, double glazed sliding patio doors opening to balcony to side from where pleasant views over the grounds of The Imperial Hotel can be enjoyed with a view of the sea in the distance, radiator, pair of recessed pocket doors leading to:

### **KITCHEN/DINING ROOM**

Arranged in two defined sections, the **dining area** with engineered oak flooring, double glazed casement doors with double glazed window to side and above opening to shallow balcony to the front from, radiator, open plan to the **kitchen area** which is well fitted with a comprehensive range of base cupboard and drawer units in a contemporary matte finish and incorporating integrated dishwasher, fridge and a freezer, integrated double oven/grill, square edged polished granite





work surfaces inset with five burner Neff gas hob and 1 1/2 bowl stainless steel sink and drainer unit with mixer tap, coordinating upstands and coloured glass splashback behind the hob with Neff stainless steel and illuminated extractor hood above, coordinating wall cupboards incorporating integrated microwave, dumbwaiter, double glazed corner window to front.

## **OUTSIDE**

### **FRONT GARDEN**

To the front of the property is a block paved driveway providing off-road parking and access to the integral garage. The well tended gardens to the front of the properties on Imperial Green are laid to lawn and planted with various shrubs and other plants together with specimen trees. These areas are maintained by the management company.

### **INTEGRAL GARAGE**

Up and over door to front, power and light, two double glazed windows to rear.

### **REAR GARDEN**

Directly to the rear of the house is a paved patio area extending to the remainder of the garden which has been beautifully landscaped and is laid in part to astroturf backed by a raised bed planted with palms etc beyond which is a semi sunken terrace and timber framed potting shed/glass house. A gate gives access to the grounds of the imperial hotel and side access can be gained to the front garden.

**SERVICE CHARGE** We are advised that this is circa £550 per annum.

**EPC RATING Band B**

**COUNCIL TAX**

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

### **VIEWING**

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



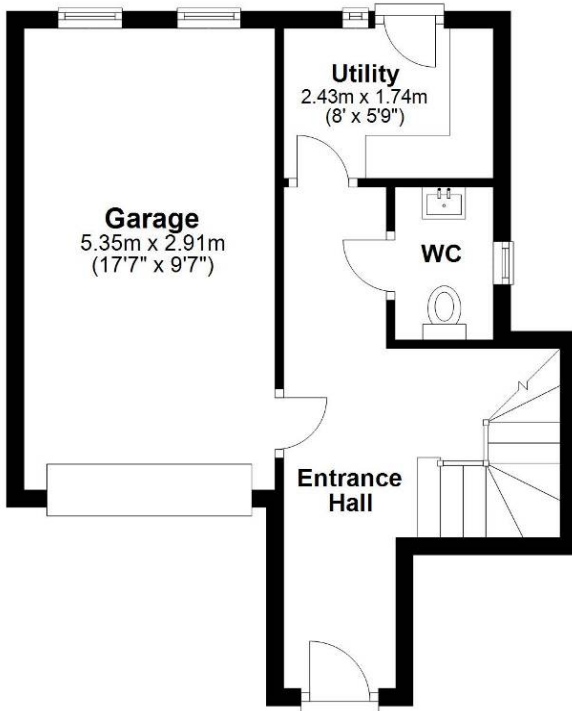
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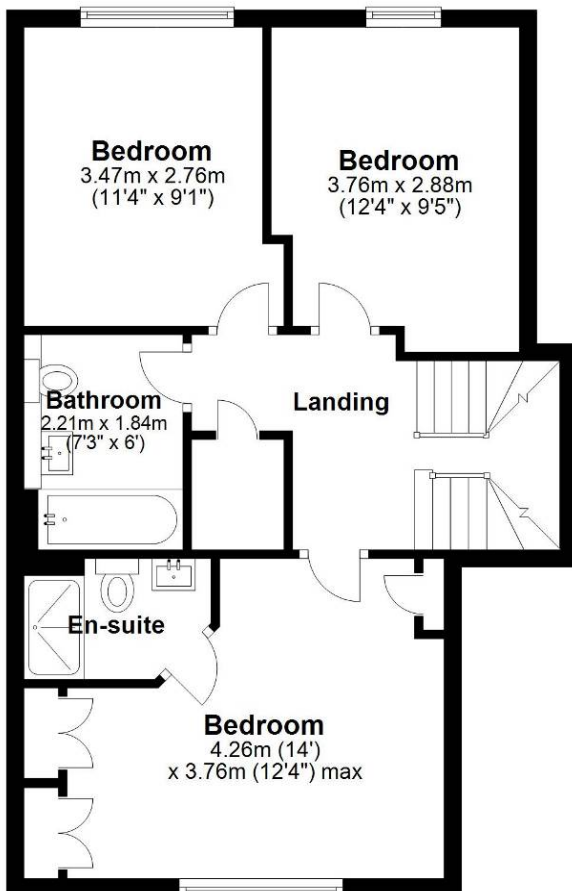
## Ground Floor

Approx. 34.4 sq. metres (370.3 sq. feet)



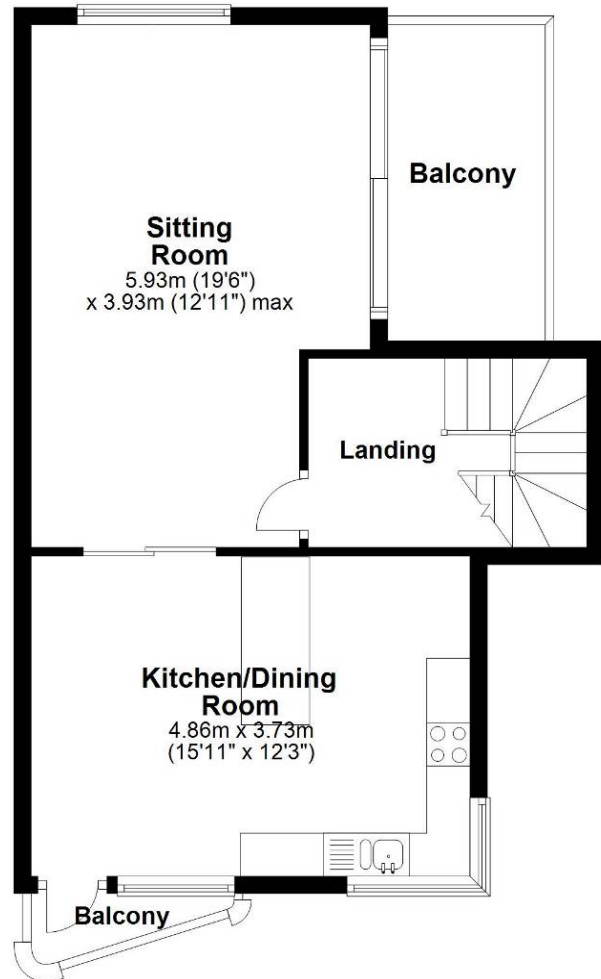
## First Floor

Approx. 55.2 sq. metres (594.3 sq. feet)



## Second Floor

Approx. 46.9 sq. metres (504.4 sq. feet)



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