



49 High Street, Hythe, Kent CT21 5AD



## 25 TURNPIKE HILL HYTHE

**£475,000 Freehold**  
**NO ONWARD CHAIN**

This detached bungalow is situated in a much sought after location on Hythe's lower hillside. The well presented accommodation comprises a sitting room, dining room, kitchen, utility room, three bedrooms and a bathroom. Garage, parking and pretty gardens. EPC D.



# **25 Turnpike Hill, Hythe CT21 4SE**

## **Entrance Porch, Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility Room, Three Bedrooms, Bathroom Secluded Garden, Garage and Parking**

### **DESCRIPTION**

This well situated detached bungalow enjoys attractively presented accommodation which is of particularly comfortable proportions and enjoys views across Hythe to the sea. This includes a welcoming entrance hall leading to the generous sitting room, dining room, well fitted kitchen, utility room, three bedrooms and a bathroom.

The pretty garden to the front of the house incorporates a driveway providing off street parking and access to the garage. The garden to the rear is delightfully secluded and provides a very pleasant environment in which to relax and dine alfresco.

### **SITUATION**

Turnpike Hill 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 PORCH**

Entered via a UPVC and double glazed sliding door with a double glazed windows to 2 sides, UPVC door to:-

#### **ENTRANCE HALL**

Access to loft space, access to airing cupboard housing the factory lagged hot water cylinder, coved ceiling, radiator, doors to bedrooms, bathroom and kitchen, double doors to:-





### **SITTING ROOM**

Attractive brick built fireplace inset with woodburning stove, deep double glazed bay window to front enjoying views across Hythe to the sea, coved ceiling, three wall light points, radiator, open through to:-

### **DINING ROOM**

Double glazed sliding door giving access to and overlooking the rear garden, coved ceiling, radiator, serving hatch through to kitchen.

### **KITCHEN**

Well fitted with a range of base cupboard and drawer units incorporating recess for undercounter slimline dishwasher and undercounter fridge, square edged worksurface inset with stainless steel sink and drainer unit with mixer tap, Bosch ceramic hob with extractor hood above, tiled splashbacks, coordinating wall cupboards, integrated eye-level Bosch double oven/grill, timber framed double glazed window to rear, radiator, door to:-

### **UTILITY ROOM**

Fitted with base cupboard, recess and plumbing for washing machine and tumble dryer, square edged worksurface inset with stainless steel sink and drainer unit with mixer tap, tiled splashbacks, coordinating wall cupboards, wall mounted Worcester gas boiler, obscured double glazed door to rear.

### **BEDROOM 1**

Built-in wardrobe cupboards, double glazed window to front enjoying view across Hythe to the sea, coved ceiling, radiator.

### **BEDROOM 2**

Double glazed timber framed window to rear overlooking the garden, coved ceiling, radiator.

### **BEDROOM 3**

Double glazed window to front enjoying views over Hythe to the sea, coved ceiling, radiator.

### **BATHROOM**

Tiled shower enclosure with Myra electric shower, low-level WC, wash basin with vanity cupboard below, walk in bath with mixer tap, timber framed obscured double glazed window to rear, tiled walls, tiled floor, extractor fan, heated towel rail.

### **OUTSIDE**

#### **FRONT GARDEN**

The garden to the front of the property is mainly topped in slate chippings for ease of maintenance and backed by a variety of shrubs. A central path and steps leads to the front door. A driveway provides off-road parking for a number of vehicles and access to the garage. Side access can be gained to the:

#### **REAR GARDEN**

The garden to the rear of the property is well enclosed by brick built walls and close boarded timber panelled fencing. A small flight of steps lead up to the garden is laid mainly to lawn edged by borders planted with a variety of shrubs, herbaceous and other. The garden also incorporates a timber framed shed and greenhouse.

#### **INTEGRAL GARAGE**

Up and over door to front, power and light.

#### **EPC Rating**

#### **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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# Turnpike Hill, Hythe, CT21

Approximate Gross Internal Area = 89.1 sq m / 959 sq ft

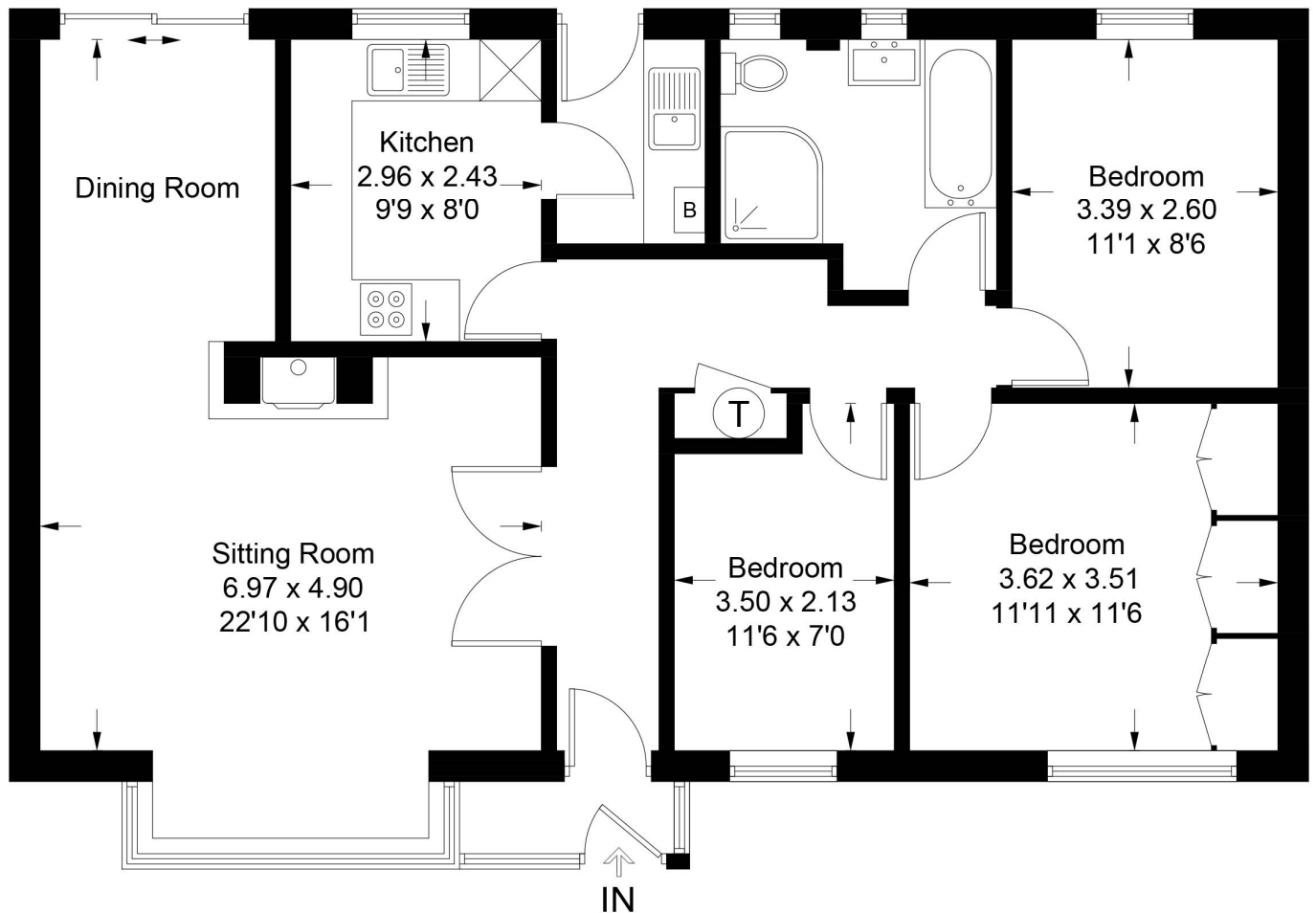


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