



49 High Street, Hythe, Kent CT21 5AD



9 THE DENE HILLSIDE STREET, HYTHE

£400,000 Freehold
NO ONWARD CHAIN

End of terrace house forming part of a small and prestigious development in an enviable central location with views over Hythe. Comprising a sitting/dining room, fitted kitchen, conservatory, cloakroom, 3 bedrooms and a shower room. Attached garage, parking & secluded terrace with a southerly aspect. EPC D.



9 The Dene, Hillside Street, Hythe CT21 5DH

**Entrance Hall, Sitting/Dining Room, Kitchen, Conservatory, Cloakroom
Three bedrooms, Shower Room**

**Attached Garage with access to the Conservatory, off-road parking,
delightfully secluded south facing terrace and use of communal gardens**

DESCRIPTION

The Dene is a unique and highly desirable development constructed by Charliers, local developers of high repute, in the late 1960s. This well considered group of similar properties is centred around a large and well tended communal garden over which the property enjoys a pleasant outlook with pretty roof top views beyond, over the town and of the sea in the far distance.

No. 9 The Dene is quite a rarity. Being situated at the end of the development it is the only house to benefit from its garage being directly adjacent to it and from having direct access from the garage to the property (via the conservatory) meaning that one can exit one's car and enter the house without encountering any steps. The house itself is well presented and offers comfortable accommodation which is full of light with the principal rooms enjoying a southerly aspect. Comprising an entrance hall, cloakroom, sitting/dining room, a thoughtfully planned conservatory extension which enhances the living space considerably, fitted kitchen, three bedrooms and a shower room. Another particularly attractive aspect of the property is the secluded and sheltered south facing terrace which provides the ideal environment for alfresco dining and the perfect vantage point from which to enjoy the communal gardens.

SITUATION

Hillside Street is situated within the desirable Conservation Area of the town, just behind the High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys & Aldis), doctors surgeries, etc.

The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further and there is a variety of sports and leisure facilities in the vicinity, including 2 golf courses, Cricket, Bowls and Tennis Clubs as well as the Hotel Imperial Leisure Centre.

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). 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 HALL

Entered via a uPVC and obscure double glazed door, access to deep storage cupboard, radiator, door to sitting room, door to:

CLOAKROOM

Low level WC, wall hung wash basin with tiled splashback, high level window to front.



SITTING ROOM/DINING ROOM

Arranged in two defined sections: **Dining Area** with fitted cabinets with wall cupboards and shelving above, access to understairs storage cupboard, radiator, open plan to the **Sitting Room** with staircase to first floor, double glazed sliding doors with full height double glazed windows to either side (fitted with electronically operated curtains) opening to and looking through the conservatory to the gardens beyond, radiator.

CONSERVATORY

Of uPVC and double glazed construction beneath a double glazed roof, tiled floor, windows to three sides (with fitted blinds), sliding patio doors opening to the south facing terrace, double glazed door leading to the side terrace, double glazed door to the garage.

KITCHEN

Fitted with a range of base cupboard and drawer units with recesses housing washing machine and dishwasher, square edged granite work surfaces inset with 1½ bowl stainless steel sink and drainer unit and 4-burner ceramic hob, tiled splashbacks, range of coordinating wall cupboards, integrated eye-level Neff double oven/grill, recess housing freestanding fridge/freezer, wall mounted Alpha gas boiler, double glazed window to front.

FIRST FLOOR

LANDING

Access to loft space, access to shelved linen cupboard, doors to:

BEDROOM 1

Fitted wardrobe cupboards concealed by sliding doors, coved ceiling, double glazed windows to rear overlooking the communal gardens and with rooftop views over Hythe and to the sea in the distance, radiator.

BEDROOM 2

Wall light point, coved ceiling, built-in wardrobe cupboard, double glazed window to front, radiator.

BEDROOM 3

Fitted wardrobe cupboard, coved ceiling, double glazed window to front.

BATHROOM

Walk-in tiled shower enclosure with thermostatically controlled shower, low level WC, pedestal wash basin, tiled walls, mirrored wall cabinet, double glazed window to side, radiator.

OUTSIDE

Front garden

The garden to the front of the property incorporates a flight of three steps leading down to the front door. To the side of the garden is a driveway providing off road parking and access to the attached garage.

GARAGE

Electric door to front, power and light, personal door to conservatory.

Rear garden

Directly to the rear of the property is south facing shallow terrace, elevated above the communal gardens and enclosed by balustrade. This pathway leads to a paved terrace alongside the conservatory, backed by beautiful camellias.

EPC Rating D

COUNCIL TAX

Band D approx. £2299.66 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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





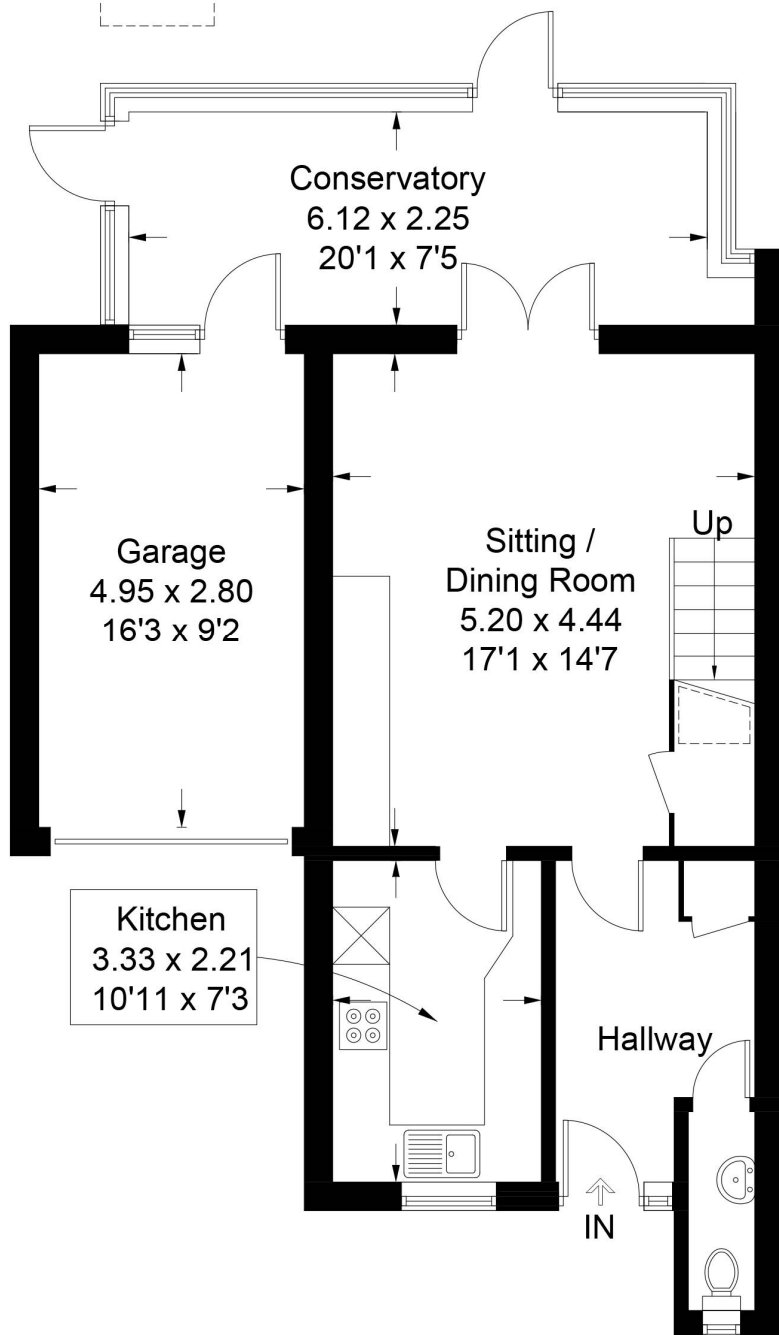


Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.

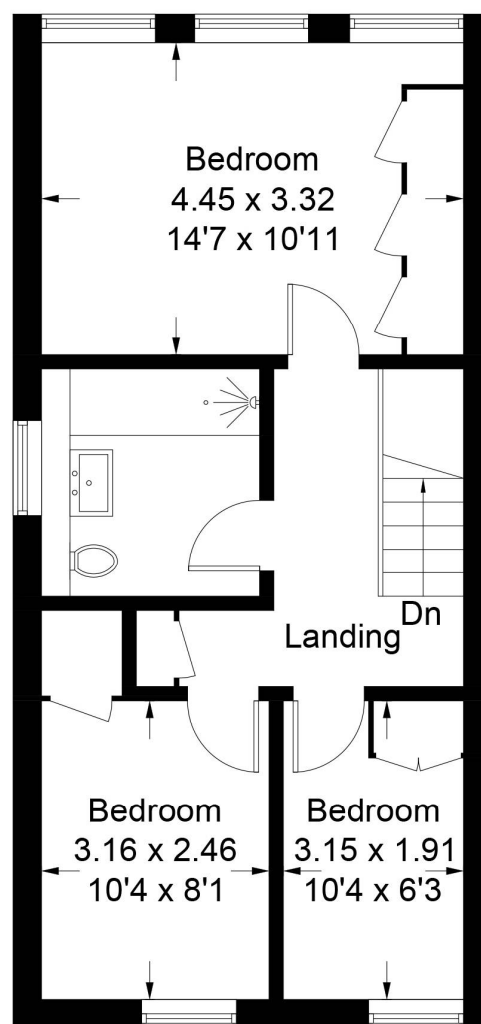
The Dene, Hythe, CT21

Approximate Gross Internal Area
 Ground Floor = 55.6 sq m / 598 sq ft
 First Floor = 44.9 sq m / 483 sq ft
 Garage = 14.1 sq m / 152 sq ft
 Total = 114.6 sq m / 1233 sq ft

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1175959)