



49 High Street, Hythe, Kent CT21 5AD



**118 NORTH ROAD,
HYTHE**

**£825,000 Freehold
No Onward Chain**

This charming 5 bedroom, 3 reception room Edwardian house is enviably situated on Hythe's picturesque hillside from where it commands a magnificent southerly vista with views of the sea. Now requiring general refurbishment, it presents an exciting opportunity to create an exceptional home of character. EPC E.



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118 North Road, Hythe CT21 5DY

**Entrance Vestibule, Entrance Hall, Sitting Room, Family Room,
Dining Room, Kitchen/Breakfast Room, Utility/Work Room, Cloakroom,
Five Bedrooms (one with en-suite dressing/bathroom), Shower Room,
Garage, Parking, Gardens to Front, Sides and Rear**

DESCRIPTION

Enviably situated on Hythe's picturesque hillside from where it commands a magnificent vista of Hythe, with views of the sea and around the bay to Dungeness, this charming detached Edwardian house offers deceptively spacious accommodation of elegant proportions and totalling circa 2913 square feet. Having been in the same ownership for many years, it is fair to say that it does not now require repair and refurbishment however, it now provides an exciting opportunity for purchasers to tailor a property to suit their own tastes and requirements and to create a truly exceptional home. The house is considered well worthy of any expenditure required and has been priced accordingly.

The accommodation, which displays a wealth of originality throughout, comprises an impressive entrance hall leading to three particularly spacious reception rooms, a large kitchen/breakfast room, utility/work room and a cloakroom. The first floor galleried landing leads to five bedrooms, the principal room with en-suite dressing/bathroom, and a shower room.

The house occupies a generous plot with a pretty garden, garage and ample parking to the front and a secluded tiered garden to the rear.

SITUATION

North Road is viewed as being one of Hythe's most desirable locations being high enough up the hill to benefit from lovely views over the town and of the sea, yet remaining within a short walk of the bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys & Aldi), doctors' surgeries, etc. The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further and there are a variety of sports and leisure facilities in the vicinity, including 2 golf courses and the Hotel Imperial Leisure Centre, cricket, squash and bowls clubs etc. Schools are also excellent with Hythe Bay C of E Primary, Saltwood C of E Primary, St Augustines Catholic Primary & Brockhill Park Performing Arts College all being accessible.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is around 3 miles away and the ferry port of Dover is 12 miles away. (All distances are approximate.)

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a panelled and obscured glazed door with leaded and stained glass window to side, panelled and obscured glass door with obscured windows to either side and above, opening to:

ENTRANCE HALL

Staircase to first floor with polished timber moulded handrail, block and turned banister rails and terminating in a square detailed newel post, dentil moulded cornice, radiator, access to understairs storage cupboard, doors to:

SITTING ROOM

Attractive painted timber fireplace surround with provision for an open fire above a tiled hearth, wall light points, dentil moulded cornice, bay with window seat and double glazed windows to front, overlooking the garden and enjoying far reaching views of the sea and around the bay to Dungeness, leaded and stained glass window to side, timber panelled and glazed door to side, heater.

LIVING ROOM

Arched niche encompassing a painted timber fireplace surround with a brick and tiled hearth, leaded and stained glass windows to either side, dentil moulded cornice, double glazed window to front enjoying far reaching views over Hythe, of the sea and around the bay to Dungeness, radiator.

DINING ROOM

Exposed brick fireplace surround with original shelved storage cabinets to either side, bay with double glazed windows to side, double glazed window to rear overlooking the garden, radiator.

KITCHEN/BREAKFAST ROOM,

Fitted with a range of base cupboard and drawer units incorporating recesses for washing machine, fridge and dishwasher and incorporating freestanding Rangemaster dual fuel range style cooker, rolltop work surfaces inset with stainless steel sink and double

drainer, tiled splashbacks, coordinating wall cupboards, full height cupboard, housing, glow worm gas fired boiler and factory lagged hot water cylinder, two double glazed windows to side, double glazed window to rear overlooking the garden, UPVC and obscured double glazed door opening to the garden, radiator.

UTILITY/WORK ROOM

Various built-in storage cupboards, panelled and obscured glazed door and obscured window to rear garden.

CLOAKROOM

Low level WC, pedestal washbasin with tiled splashback, obscured double glazed window to side, radiator.

FIRST FLOOR GALLERIED LANDING

Access to loft space, doors to:

BEDROOM 1

Bay to front with double glazed windows, further double glazed windows to front enjoying views over Hythe and of the sea, picture rail, radiator, door to:

EN-SUITE BATHROOM/DRESSING ROOM

Fitted wardrobe cupboard concealed by sliding mirrored doors, panelled bath with mixer tap and handheld shower attachment, glazed shower screen, close coupled WC, wash basin set into worksurface with mixer tap and vanity cupboard below, double glazed window to side, obscure double glazed window to side, localised tiling, picture rail, radiator, door to landing.

BEDROOM 2

Double glazed windows to front windows enjoying views over Hythe and of the sea, built-in wardrobe concealed by sliding doors, window to side, picture rail, radiator.

BEDROOM 3

Built-in wardrobe cupboard, double glazed window to rear overlooking the garden, wash basin set into worksurface with vanity cupboard below, picture rail, radiator.





BEDROOM 4

Built-in wardrobe cupboard, double glazed window to side, picture rail.

BEDROOM 5

Built in cupboard, double glazed window to rear, coved ceiling, picture rail, radiator.

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, close coupled WC, pedestal wash basin, localised tiling, double glazed window to front with views over Hythe and of the sea, radiator.

CLOAKROOM

Close coupled WC, window to rear, part tiled walls.

OUTSIDE

FRONT GARDEN.

The garden to the front of the property is set behind a mixed hedge with an opening to the driveway which provides off-road parking and access to the detached garage. From the driveway a path leads through the front garden, which is planted with a variety of shrubs, herbaceous and other plants and ultimately leads to the front door. To the side of the path is a level area of lawn which extends to the side of the house, where a pathway leads to the:

REAR GARDEN

The garden to the rear of the property is tiered over four levels with an expanse of lawn edged by a rose bed and backed by a border planted with shrubs, herbaceous and other plants, including skimmia, roses, sedum, tree peonies and seasonal bulbs. A flight of brick-built steps continues past the next two tiers of lawn beneath the boughs of an overhanging fruit tree, to the top tier of the garden, where there are various wild roses and from where views between the rooftops to the sea can be enjoyed.

GARAGE

Of brick built construction beneath a pitched tiled roof, electronically operated up and over door to front, two windows to side, power and light.

EPC Rating Band E

COUNCIL TAX

Band G approx. £4,015.18 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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



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118 North Road, Hythe

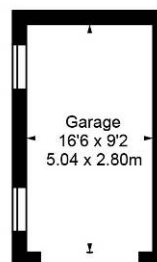
Approximate Gross Internal Area :-

Ground Floor :- 134.35 sq m / 1446 sq ft

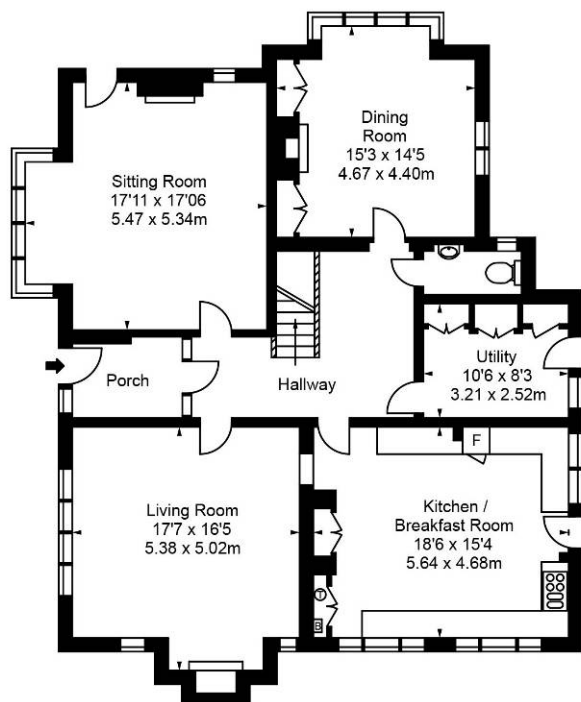
First Floor :- 136.33 sq m / 1467 sq ft

Garage :- 14.11 sq m / 152 sq ft

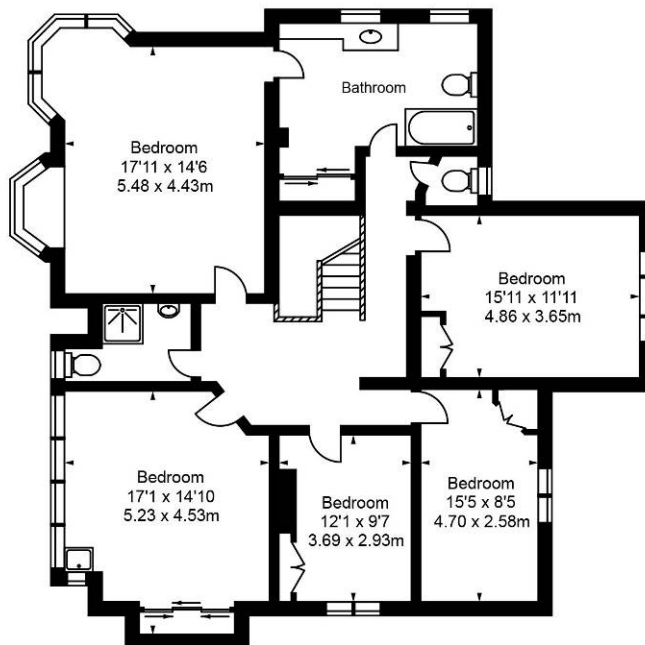
Total :- 284.79 sq m / 3065 sq ft



Garage



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanettk.com