



49 High Street, Hythe, Kent CT21 5AD



10 HILLSIDE STREET, HYTHE

£289,950 Freehold
No Onward Chain

An enchanting Grade II Listed period cottage in Hythe's sought after conservation area on the picturesque lower hillside, moments from the High Street. The comfortable accommodation exudes charm and character and comprises two reception rooms, kitchen, bedroom and shower room. Courtyard garden.



10 Hillside Street, Hythe CT21 5EJ

Entrance Hall, Dining Room leading to Sitting Room, Kitchen, Bedroom with Walk-In Wardrobe, Shower Room, Pretty Courtyard Garden

DESCRIPTION

This enchanting Grade II listed cottage is nestled on Hythe's picturesque hillside from where it enjoys some lovely southerly views over the town and of the sea.

The charming interior exudes charm and character throughout with a wealth of original features. The accommodation is of comfortable proportions and comprises a welcoming entrance hall leading to the well fitted kitchen and to the dining room beyond which is the sitting room, the sitting room benefitting from a cosy wood burning stove. On the first floor the bedroom, which enjoys views to the sea, also boasts a walk-in wardrobe. There is also a shower room.

The courtyard garden to the rear of the house is delightfully secluded, enjoys side access to Hillside Street and provides a delightful environment for alfresco dining and relaxation.

SITUATION

Hillside Street is situated within the desirable Conservation Area of the town, two roads back from the bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys and Aldi), doctors' surgeries, etc.

The attractive, unspoilt seafront and picturesque Royal Military Canal are a short walk away together with a variety of sports and leisure facilities, including 2 golf courses, swimming pool, cricket, squash, bowls and lawn tennis clubs together with the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 2 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 just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate).

The accommodation comprises:

ENTRANCE HALL

Entered via a timber panelled and glazed door, timber effect flooring, staircase to first floor with polished timber, moulded handrail, block and turned banister rails and terminating in a square newel post, wall light point, tongue and groove panelled ceiling, radiator, doors to kitchen and:

DINING ROOM

Engineered oak flooring, attractive painted fireplace surround encompassing a wood-burning stove (non operational), dado rail, coved ceiling, wall light points, secondary glazed sash window to front enjoying views over Hythe and of the sea, period cast iron column radiator, door to:





SITTING ROOM

Engineered oak flooring, attractive painted timber fireplace surround encompassing a wood-burning stove, dado rail, secondary glazed sash window to front, window to rear fitted with plantation-style folding shutter, panelled and glazed door to rear, cast-iron period column radiator.

KITCHEN

Well fitted with a range of base cupboard and drawer units, incorporating integrated oven and integrated fridge with icebox, square-edged woodblock worktops, inset with four-burner halogen hob and undermounted with deep ceramic butler's sink with mixer tap, tiled splashbacks, coordinating wall cupboards and shelving with stainless steel and illuminated extractor hood above the hob, secondary glazed window and panelled and glazed door opening to and overlooking the courtyard garden, timber effect flooring.

FIRST FLOOR LANDING

Doors to shower room and:

BEDROOM

Attractive painted fireplace surround, currently sealed, pair of wall light points, sash window to front, enjoying views over Hythe and of the sea, radiator, cleverly disguised by a mirrored door is a **deep walk-in wardrobe cupboard** equipped with shelving and hanging rails.

SHOWER ROOM

Twin-sized tiled shower enclosure fitted with thermostatically controlled shower, low-level WC, pedestal wash basin with mixer tap, tiled floor, walls tongue and groove panelled to half-height, coved ceiling, extractor fan, heated ladder rack towel rail, window to side overlooking the garden.

REAR GARDEN

The charming courtyard garden to the rear of the property is encompassed by ragstone walls and is paved for ease of maintenance providing a pleasant environment for alfresco dining and entertaining, there is a raised bed at the back of the garden and adjoining the property is a timber framed log store, side access can be gained to hillside street.

EPC Rating - EXEMPT

COUNCIL TAX

Band B approx. £1,873.76 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

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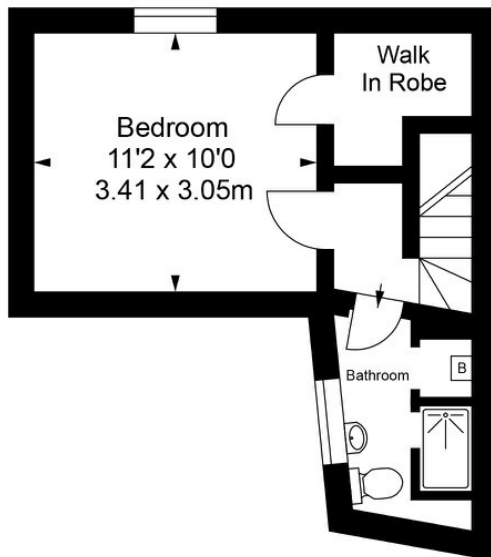
10 Hillside Street, Hythe

Approximate Gross Internal Area :-

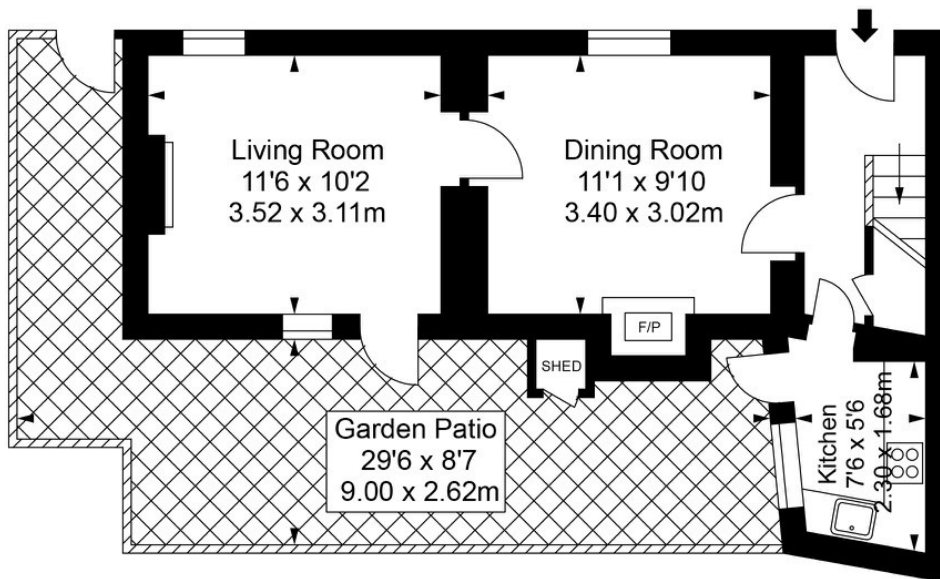
Ground Floor :- 33.78 sq m / 364 sq ft

First Floor :- 20.62 sq m / 222 sq ft

Total :- 54.40 sq m / 586 sq ft



First Floor



Ground Floor

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