



49 High Street, Hythe, Kent CT21 5AD



ALLINGTON BARRACK HILL, HYTHE

£675,000 Freehold

Well situated in an elevated position from where it enjoys views over Hythe and of the sea, an impeccably presented detached bungalow offering spacious accommodation comprising a sitting room, open plan kitchen/dining/living space, 3 double bedrooms & shower room. Delightful gardens. Off road parking. EPC D.



**ALLINGTON
BARRACK HILL
HYTHE
CT21 4BY**

**Entrance Hall, Sitting Room, Open Plan Kitchen/Dining/Living Space,
Three Double Bedrooms, Shower Room,
Front and Rear Gardens, Off Road Parking**

DESCRIPTION

In a prime elevated situation on Barrack Hill from where it commands views over Hythe and towards the sea, this well-proportioned detached bungalow has been recently meticulously refurbished by the current owners and offers attractively presented, spacious accommodation which comprises a welcoming entrance hall, sitting room, stunning open plan kitchen/dining/living space opening on to the rear garden, three double bedrooms and a shower room.

The garden is a delight, enjoying a westerly aspect and is beautifully planted for year round interest with a large elevated decked terrace providing the ideal environment for alfresco entertaining and dining and from where superb views over Hythe and of the sea can be enjoyed. At the front of the property is a driveway providing parking for two vehicles.

SITUATION

Barrack Hill is a desirable location being high enough up the hillside to benefit from lovely views over the town and of the sea, yet remaining within a short walk of the 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 and there are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 1.7 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.)

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 accommodation comprises:

ENTRANCE VESTIBULE

Entry via a timber effect composite door to:

ENTRANCE HALL

A generous space with access to loft space via hatch fitted with loft ladder, coved ceiling, radiator, doors to:

SITTING ROOM

Double glazed bay window to front enjoying views over Hythe and towards the sea and fitted with folding plantation style shutters, double glazed window to side fitted with folding plantation style shutters, radiator.

OPEN PLAN KITCHEN/DINING/LIVING SPACE

Dining area Double glazed casement doors to side fitted with plantation style shutters, radiator, open through to:

Kitchen Well fitted with a range of base cupboards and drawer units incorporating integrated dishwasher and washing machine, deep pan drawers, square edged work surface inset with sink and mixer tap, induction hob with extractor hood above, coordinating up stands, coordinating wall cupboards, integrated electric oven and integrated fridge and freezer, further full high cupboards one housing the Worcester glass boiler, pair of double glazed windows to side, open through to:

Living space Double glazed sliding doors giving access to and looking through to the garden beyond, pair of double glazed windows to side, triple glazed roof light, contemporary vertical radiator.

BEDROOM 1

Double glazed window to front fitted with plantation style shutters, radiator.

BEDROOM 2

Built-in wardrobe cupboards, double glazed window to side, radiator.

BEDROOM 3

Double glazed window to rear overlooking the garden, radiator.

SHOWER ROOM

Twin sized walk-in shower enclosure fitted with thermostatically controlled rainhead shower, wash basin with vanity cupboard below, low-level WC, localised tiling, recessed lighting, coved ceiling, obscured double glazed window to rear, extractor fan, radiator.

FRONT GARDEN

Directly to the the garden to the front of the property is predominantly laid to lawn and well enclosed by a laurel hedge. A flight of steps leads to the front door and to the side of the garden. The driveway provides off-road parking for two vehicles. A personal gate to the side of the property gives access to the:

REAR GARDEN

To the rear and side of the house is a patio area topped in shingle extending to the remainder of the garden which is laid extensively to lawn surrounded by borders planted with a variety of shrubs, herbaceous and other plants including and incorporates ornamental grasses, various shrubs, cordyline and acers amongst others. There are also some magnificent bamboos and a well-tended eucalyptus tree. To the side of the garden there is a large elevated decked terrace providing the ideal environment for alfresco entertaining and dining and from where superb views over Hythe and of the sea can be enjoyed. Timber frame storage shed.

Outside tap & numerous outside electric points.

EPC Rating D

COUNCIL TAX

Band D approx. £2409.11 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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







Allington, Hythe, CT21

Approximate Gross Internal Area = 108.5 sq m / 1168 sq ft

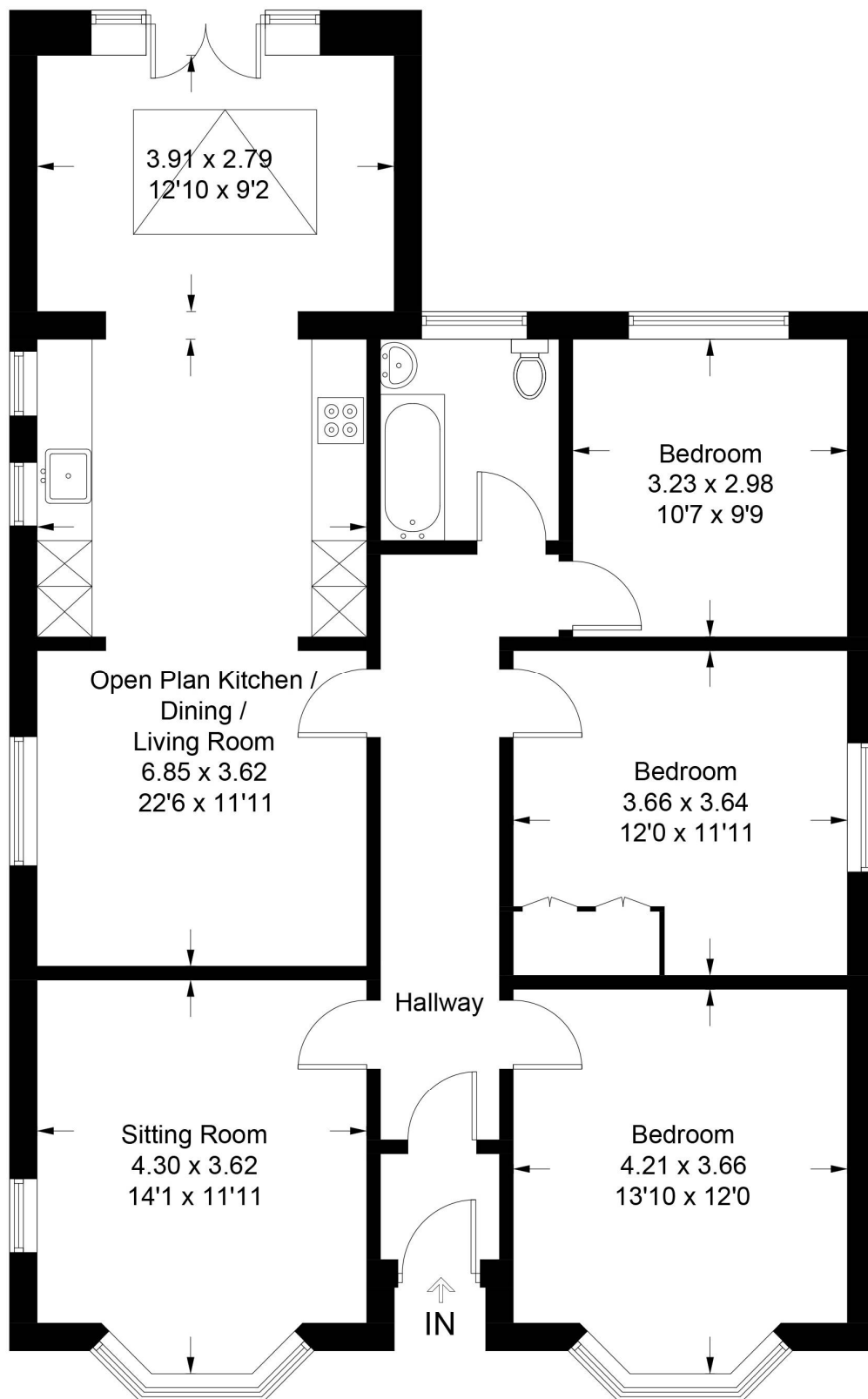


Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1161322)