

49 High Street, Hythe, Kent CT21 5AD



**2 SOUTH ROAD,  
HYTHE**

In a prime location, moments from the beach and being sold with the benefit of no onward chain, this substantial 6 bedroom family home now requires extensive refurbishment but offers potential purchasers the scope to create an exceptional home tailored to suit their own tastes and requirements. EPC D

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



**2 South Road,  
Hythe CT21 6AR**

**Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast  
Room, Cloakroom,  
Six Bedrooms, Two Bathrooms  
South Facing Courtyard Garden**

**DESCRIPTION**

In a sought after location, seconds from the beach and a short level walk from Hythe town centre, a substantial period property enjoying views over the adjacent playing fields and of Hythe's pretty hillside.

The property requires extensive renovation however, with 2141 sq ft of versatile accommodation arranged over three floors and a wealth of original features, has the potential to provide an exceptional home which prospective purchasers can enjoy tailoring to suit their own tastes and requirements. It is considered well worthy of the expenditure required and has been priced to reflect this.

The property, which is being sold with the benefit of no onward chain comprises a welcoming entrance hall leading to generous reception rooms with high ceilings and much original detail and a large kitchen/breakfast room with adjoining cloakroom/WC. There are six bedrooms, a bathroom and a shower room over the first and second floor, some enjoying views to the front over the playing fields and to the rear, glimpses of the sea. There is a largely walled courtyard garden to the rear which enjoys a southerly aspect.

**SITUATION**

South Road is a particularly sought after residential location, on level ground, to the south of the Royal Military Canal and just one road back from the unspoilt seafront of this ancient Cinque Ports Town with its long stretches of shingle beach and where one can dine alfresco at The Lazy Shack on Fisherman's Beach or in style at The Waterfront Restaurant. The busy High Street with its range of independent shops, boutiques, cafes and restaurants, is just a short walk away. The town also benefits from having 4 supermarkets (including Waitrose, Aldi and Sainsburys), There is a selection of sports and leisure facilities in the vicinity, including tennis, bowls, water sports, cricket, bowls and squash clubs etc as well as The Hotel Imperial Leisure Complex and two golf courses. The property is also a short walk from Hythe Bay Primary School with other educational facilities nearby and boys and girls grammar schools in Folkestone. The larger town of Folkestone is 5 miles and the Cathedral City of Canterbury 15 miles.

The area is convenient for communication to London and the Continent with the M20 motorway (Junction 11) 2½ miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Saltwood just over 2 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West). (All distances are approximate.)

The accommodation comprises:

### **ENTRANCE HALL**

Entered via a timber panelled and double glazed door with arched fan light above, polished timber floorboards, deep moulded cornice, staircase to first floor with polished timber moulded handrail, block and turned banister rails and terminating in a coordinating newel post, radiator, doors to:

### **SITTING ROOM**

Attractive polished timber fireplace surround encompassing a cast iron insert with coal effect gas fire, deep moulded cornice, decorative ceiling rose, bay with double glazed windows to front overlooking the playing fields and enjoying pleasant views over Hythe, radiator.

### **DINING ROOM**

Polished timber floorboards, deep moulded cornice, double glazed casement doors with double glazed window above opening to and overlooking the rear garden, radiator.

### **KITCHEN/BREAKFAST ROOM**

Fitted with a comprehensive range of base cupboard and drawer units incorporating freestanding dishwasher and integrated electric oven, square edged wood effect work surfaces inset with four burner gas hob and one and a half bowl stainless steel sink and drainer with mixer tap, tiled splashbacks, range of coordinating wall cupboards, incorporating stainless steel and glazed extractor hood above the hob, full height shelved larder cupboard, cupboard housing Worcester gas-fired boiler, double glazed window to side, obscured double glazed door opening to the garden, obscured window to side, plumbing for washing machine, door to:

### **CLOAKROOM**

Low level WC, wall hung washbasin with tiled splashback, obscured window to rear.

### **FIRST FLOOR LANDING**

Staircase continuing to second floor, double glazed window to side, radiator, doors to:

### **BEDROOM**

Deep moulded cornice, bay with double glazed windows to front overlooking the playing fields and enjoying pleasant open views over Hythe, radiator.

### **BEDROOM**

Painted cast iron fireplace surround, double glazed window to rear, radiator.

### **BEDROOM**

Double glazed window to rear overlooking the courtyard garden, radiator.

### **SHOWER ROOM**

Walk-in shower enclosure with thermostatically controlled monsoon shower with separate handheld attachment, low-level WC, pedestal washbasin, obscured double glazed window to side, radiator.

### **SECOND FLOOR LANDING**

Double glazed window to side, access to loft space door to:

### **BEDROOM**

Attractive painted cast iron fireplace surround, pedestal washbasin, built-in storage cupboards, double glazed windows to front enjoying views over the playing fields and Hythe hillside, radiator.

### **BEDROOM**

Pedestal washbasin, built-in storage cupboard, Velux roof light to rear enjoying views over rooftops to the sea, radiator.

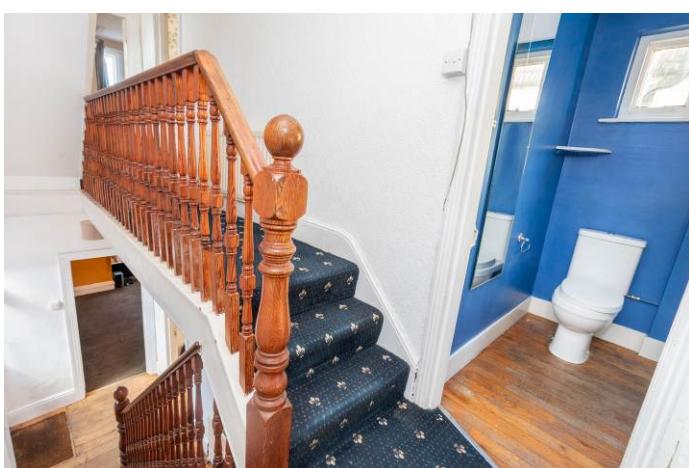
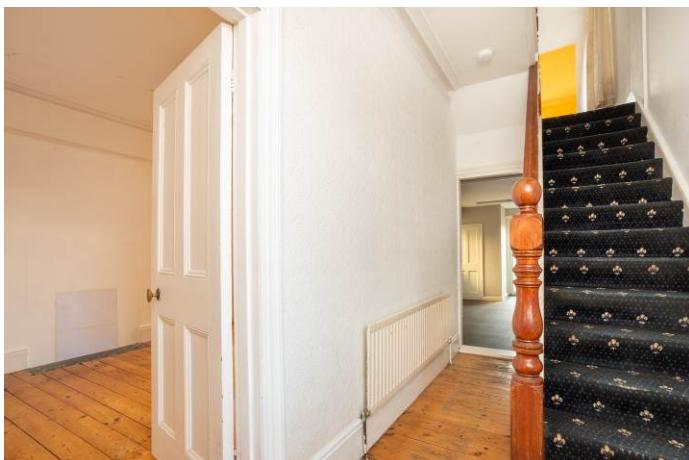
### **BEDROOM**

Built-in wardrobe cupboards, double glazed window to rear, enjoying views between buildings, of the sea, radiator.

### **BATHROOM**

Panelled bath, pedestal washbasin, low-level WC, double glazed Velux roof light to side.





## OUTSIDE

### **REAR COURTYARD GARDEN**

The garden to the rear of the property enjoys a southerly aspect and is enclosed on two sides by brick built walls with close boarded timber panelled fencing to the third. The garden is largely paved or concreted for ease of maintenance with the end section set beneath a timber-framed polycarbonate-topped pergola and a raised bed to the side of the property is planted with a grapevine and tree fern. Outside tap, lighting and outside power points.



### **FRONT GARDEN**

The shallow garden to the front of the property is set behind a low brick-built wall topped with wrought iron railings.



### **EPC Rating Band D**

### **COUNCIL TAX**

Band E approx. £2944.46 (2025/26)  
Folkestone & Hythe District Council.



### **VIEWING**

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

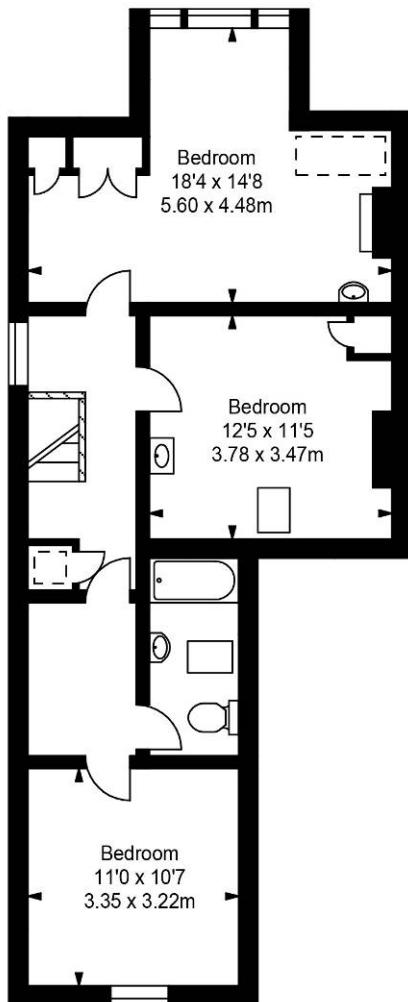
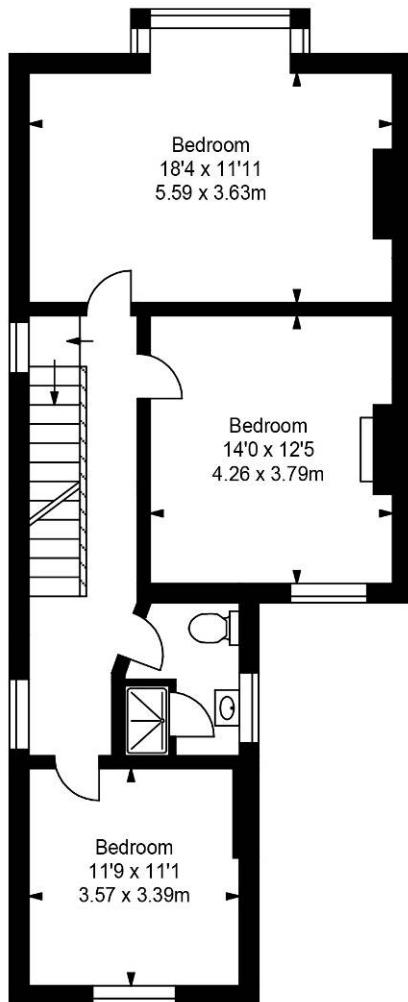
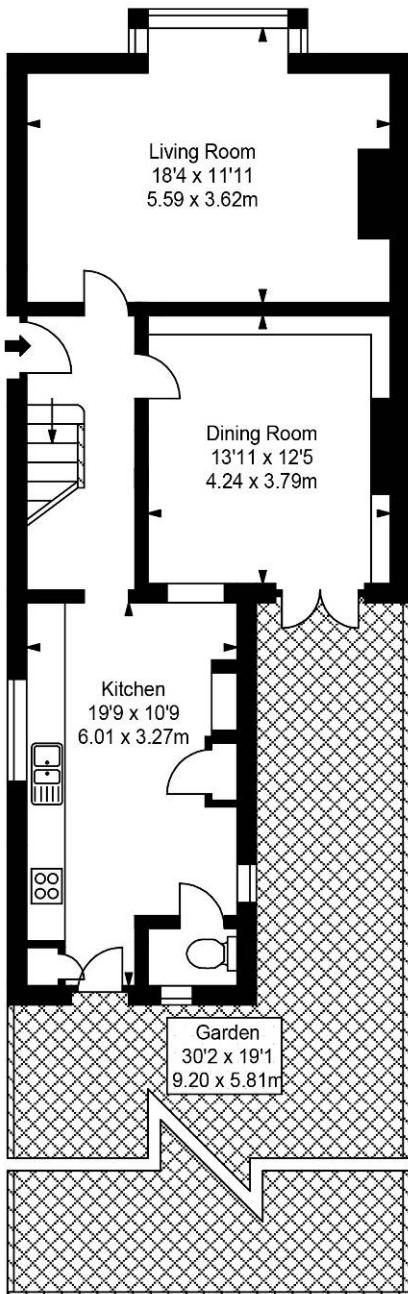


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## 2 South Road, Hythe

Approximate Gross Internal Area :-  
 Ground Floor :- 68.10 sq m / 733 sq ft  
 First Floor :- 67.91 sq m / 731 sq ft  
 Second Floor :- 62.89 sq m / 677 sq ft  
 Total :- 198.90 sq m / 2141 sq ft



Ground Floor

First Floor

Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
 floor plan by: [www.creativeplanetlk.com](http://www.creativeplanetlk.com)