



49 High Street, Hythe, Kent CT21 5AD



## 9 COASTGUARD COTTAGES, ST LEONARDS ROAD, HYTHE

**£315,000 Freehold**  
**NO ONWARD CHAIN**

An enchanting end of terrace period cottage in a much sought after location, just moments from the beach. The property requires general updating but has the potential to create an exceptional home. Sitting room, kitchen, 2 bedrooms, bathroom, courtyard garden, west facing rear garden, parking. EPC D



# **9 Coastguard Cottages, St Leonards Road, Hythe CT21 6EX**

## **Entrance Hall, Sitting Room, Kitchen, Sun Room, Two Bedrooms, Bathroom, Gardens To Front And Rear, Parking**

### **DESCRIPTION**

Believed to have originally been built in the mid 1860s to house a number of Coastguards and their families, these charming period cottages remain a fine reminder of Hythe's maritime heritage.

No.9 forms the south end of the terrace with no neighbours passing by the entrance and as such enjoys an unusually private setting. The property would now benefit from some general updating but has the potential to create an exceptional home tailored to suit the purchaser's own tastes and requirements, with scope to extend (subject to all necessary consents and approvals being obtained). The property is considered well worthy of any expenditure required and has been priced to reflect this.

The accommodation comprises an entrance hall leading to the kitchen and sitting room with adjoining sun room. On the first floor there are two bedrooms and a bathroom. There is a pretty courtyard garden to the front with greenhouse and potting shed and the west facing rear garden incorporates off street parking accessed from St Leonards Road.

### **SITUATION**

St Leonards Road is considered as one of Hythe's prime locations, very close to the prestigious Fisherman's Beach development and moments from the unspoilt seafront of this ancient Cinque Ports Town, with its long stretches of unspoilt shingle beaches where one can dine in style at the Waterfront or on the beach itself at The Lazy Shack. The house is also on a level approach to the Royal Military Canal and to the nearby bustling High Street which enjoys a variety of independent shops, boutiques, cafes, bars and restaurants. In addition there are 4 supermarkets (including Waitrose, Sainsbury and Aldi). There is also a selection of sports and leisure facilities in the vicinity including tennis, bowls, cricket, squash and sailing clubs as well as other water sports facilities. Hythe Bay Primary School is also very accessible. The larger town of Folkestone is around 5 miles and the Cathedral City of Canterbury is approximately 17 miles distant.

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 4 miles away and the ferry port of Dover is 13 miles away. (All distances are approximate.)

The accommodation comprises:

effect flooring, staircase to first floor, access to understairs storage cupboard, leaded light window to front, radiator, doorway to kitchen and door to:

### **ENTRANCE HALL**

Entered via a timber panelled and glazed door with glazed fan light above, timber





### **SITTING ROOM**

Attractive brick built fireplace surround with coal effect gas fire over a tiled hearth with shelved alcoves to either side, coved ceiling, double glazed window to rear looking through the sunroom to the garden beyond, two radiators, double glazed door to:

### **SUNROOM**

Windows to three sides, doors to garden.

### **KITCHEN**

Fitted with a range of base cupboard and drawer units incorporating space for washing machine and space for freestanding cooker, square-edged worktops in set with one-and-a-half bowl sink and drainer with mixer tap, tiled splashbacks, coordinating glazed wall cupboards, plate rack and shelving, full-height shelved storage cupboard, space for freestanding fridge freezer, double glazed window to front, radiator.

### **FIRST FLOOR LANDING**

Access to loft space, doors to:

### **BEDROOM**

Built-in storage cupboard, built-in wardrobe cupboards, two double glazed windows to rear overlooking the garden, radiators.

### **BEDROOM**

Built-in storage cupboard, double glazed window to front, radiator.

### **BATHROOM**

Panelled bath with mixer tap and handheld shower, low-level WC, pedestal wash basin, built-in heated linen cupboard housing, gas-fired boiler, localised tiling, double glazed window to front, heated ladder rack towel rail.

### **OUTSIDE**

Coastguard Cottages are approached via a communal pathway serving the nine cottages and number nine is situated at the end of the path. The path continues giving access to the rear garden.

### **FRONT COURTYARD GARDEN**

The front garden is paved for ease of maintenance with raised beds stocked with a variety of shrubs, herbaceous and other plants, including acanthus, agapanthus and a variety of others. To the far end of the garden is a lean-to **greenhouse** with adjoining **potting shed**.

### **REAR GARDEN**

The garden to the rear of the property enjoys a westerly aspect with a paved patio area directly to the rear of the house extending to the remainder of the garden which is dotted with a variety of specimen trees including flowering cherry and a laburnum. The patio area continues to a paved path leading past an area topped in shingle for ease of maintenance with magnolia grandiflora, palm trees, ornamental grasses and yuccas. To the far end of the garden a trellised screen and gate supporting a climbing rose give access to a further area incorporating a timber framed storage shed and **off-road parking** accessed via a pair of picket-style gates from St Leonard's Road.

### **EPC Rating Band D**

### **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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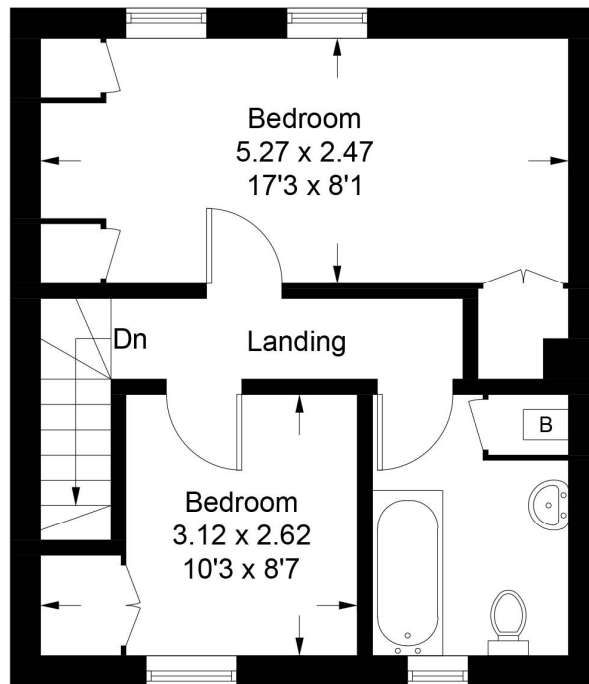




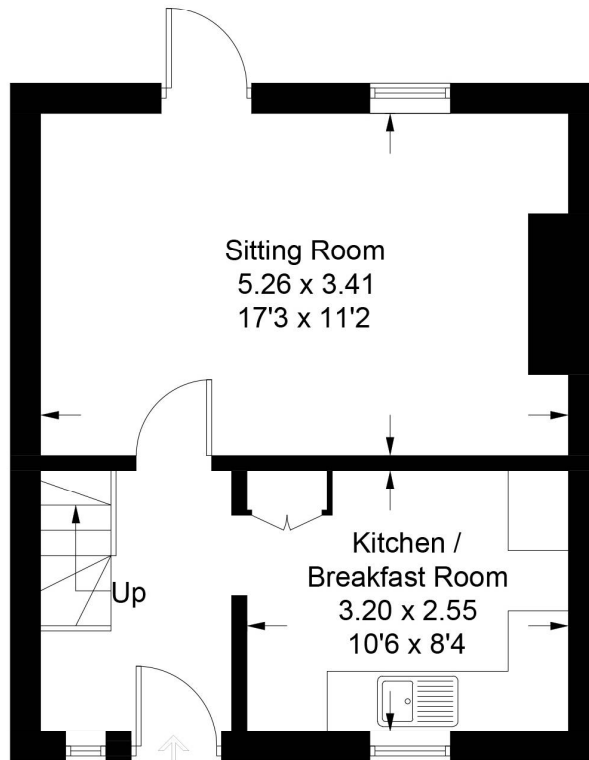


# Coastguard Cottages, Hythe, CT21

Approximate Gross Internal Area  
Ground Floor = 32.5 sq m / 350 sq ft  
First Floor = 32.3 sq m / 348 sq ft  
Total = 64.8 sq m / 698 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1270959)