



124 North Road Hythe Kent CT21 5DY
Offers in excess of £900,000

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124 North Road

Hythe Kent CT21 5DY

An immaculately presented family home with views across Hythe towards the sea.

Situation

Nestled in a coveted road of Hythe and commanding outstanding views from its elevated location in one of Hythe's finest positions. The property is close to St. Leonards Church with a pleasant stroll down the hill onto Hythe's High Street with a choice of shopping facilities, three supermarkets including Waitrose and a choice of recreational facilities including sailing, tennis, squash, cricket and bowls clubs. Local amenities as well as high performing schools are close by and easily accessible. Commuting services are excellent with High Speed rail links from nearby Sandling station and Folkestone West station to London St Pancras on HS1 in just under an hour. The M20 motorway provides access to the remainder of Kent and Eurotunnel in Cheriton connects to Folkestone and the Continent.

The Property

This beautifully renovated home, approximately 35 years old, has undergone extensive refurbishments by the current owners, transforming it into a stunning modern residence. The property features a newly installed luxury "Roma" kitchen and utility room, contemporary bathrooms, new double-glazed windows and doors, new internal doors and joinery. Plantation shutters have been added to many rooms, and the home's exterior has been refreshed. The outdoor space has also been enhanced with Mediterranean-style landscaping, ideal for entertaining. Additional upgrades include new roller electric double garage doors and an EV charger. The fourth bedroom is currently outfitted with wardrobes and serves as a dressing room for the master suite. However, it retains its independent access from the landing and can easily be converted back to a fourth bedroom if desired. The property is accessed via a flight of steps from North Road, leading through an

enclosed front garden to a spacious entrance porch. The entrance hall features an attractive glass balustrade staircase with oak handrails and a wood-effect ceramic tiled floor, which continues into the kitchen and utility room. A modern cloakroom/WC with a white suite is also located on the ground floor. The living room is bright and airy, decorated with oak engineered flooring and a wood-burning stove. It faces the front of the property and opens onto a large sun terrace via bi-folding doors, offering views towards Hythe and the sea. The terrace, enclosed by a glass and steel balustrade, is perfect for relaxing with friends. There is also a separate dining room at the rear. The kitchen is a highlight, featuring luxury cabinets and drawers by "Roma" Kitchens, integrated appliances including a fridge, freezer, dishwasher, wine fridge, Rangemaster cooker, combi microwave oven, and a Quooker tap, all complemented by beautiful granite work surfaces. The kitchen adjoins a living space that opens to the rear garden, offering seamless practicality for family living. A separate utility room, matching the Roma design, includes an integrated washing machine, space for a tumble dryer, and a wall-mounted gas boiler, with direct access to the garden. Upstairs, an attractive galleried landing with glass balustrade and oak handrails leads to the bedrooms. The landing includes a loft hatch with ladder access, a large built-in airing cupboard, and a window with sea views. The home boasts three spacious bedrooms, two with magnificent sea views. The master bedroom also features an en-suite contemporary shower room. The fourth bedroom, currently used as a dressing room, can be converted back to a bedroom if needed. The family bathroom is fitted with a stylish white suite, including a freestanding roll-top slipper bath with shower attachment, vanity wash hand basin, low-level WC, and a shower cubicle.

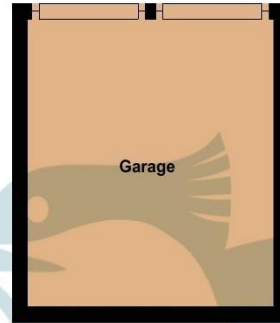




To view this property call Colebrook Sturrock on **01303 260666**

Total Approximate Area = 2252 sq ft / 209.2 sq m (includes garage)

For identification only - Not to scale



OUTBUILDING
Approx. 307 SQFT (INTERNAL)



GROUND FLOOR
Approx. 1042 SQFT (INTERNAL)



FIRST FLOOR
Approx. 903 SQFT (INTERNAL)

- Reception Room**
18'8 x 14'3 (5.68 x 4.34)
- Kitchen / Dining Room**
24'10 x 12'9 (7.58 x 3.88)
- Garage**
18'4 x 16'8 (5.60 x 5.09)
- Dining Room**
14'4 x 9'9 (4.36 x 2.97)
- Bedroom One**
18'2 x 12'9 (5.53 x 3.88)
- Bedroom Two**
14'5 x 13'5 (4.39 x 4.09)
- Bedroom Three**
14'4 x 9'10 (4.38 x 2.99)
- Dressing Room**
11'5 x 6'11 (3.48 x 2.11)

Outside

The front garden, accessed via a flight of steps from North Road, is enclosed by a large sun terrace on one side and a small lawn with perimeter flower borders on the other. Mediterranean-style terracing borders the frontage along North Road. The rear garden is reached by ascending five steps to a spacious, tiled sun terrace that spans the width of the property. This private area is perfect for entertaining and features tiered planting along the perimeters. Additional steps lead up to two composite sun decks with a pergola, offering stunning sea views. At the front of the house, there is a double garage with separate electric roller doors, an internal EV charging point, power, and lighting. There is also a double-width parking space for two vehicles.

Services

We understand all main services are installed.

Local Authority

Folkestone & Hythe District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: G

EPC Rating: C

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1174028



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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