



12 Hillside Street Hythe Kent CT21 5EL  
Guide £459,000

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# 12 Hillside Street

Hythe Kent CT21 5EL

An enchanting period terraced house with original features and sea views.

## Situation

Located in the heart of the picturesque coastal town of Hythe and nestled on the hillside, Number 12 is a charming and well maintained two bedroom family home.

This property offers a perfect blend of modern living and traditional character and is a delightful retreat just a short walk from the Royal Military canal and unspoilt seafront. Local amenities include independent high street shops, restaurants and a variety of supermarkets.

Commuting services are excellent with High Speed rail link connections to London St. Pancras from Folkestone West and Central stations in under an hour and access to the nearby M20 motorway provides a network to the remainder of Kent with Eurotunnel in Cheriton offering connections to France and the Continent.

## The Property

This charming Ragstone cottage is full of period details and has retained many attractive original features.

Arranged over two floors, it offers rear garden access from both the ground and first floors. As you enter, a light and airy hallway with original stripped and varnished wooden flooring welcomes you. The hallway leads to a delightful living room featuring a period marble fireplace, perfect for family gatherings. Front facing sash windows with bespoke shutters fill the room with natural light and face towards the sea. This versatile space can also serve as an additional bedroom if needed. Continuing through the hall, you will find an inviting kitchen and dining area. With original beams, a

wood burner, and exposed brickwork, it is an ideal space for entertaining.

The kitchen is fully equipped with a range cooker and appliances. French doors open directly onto the well maintained garden, which includes a stone storage building.

Upstairs there are two bedrooms, both bright and airy with wide, varnished floorboards and double glazed sash windows fitted with bespoke shutters. The master bedroom boasts a stunning sea view and a period fireplace. The second bedroom, currently used as a reception room, features a log burner and double doors leading to further garden access.

The spacious family bathroom is fitted with a contemporary suite, including both a separate bath and shower, offering comfort and style.

## Outside

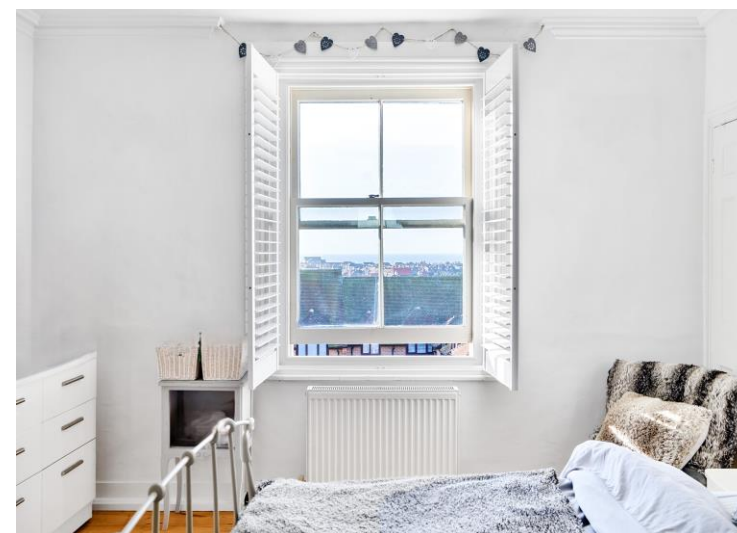
There is a secluded rear garden, tiered with steps to three different levels. Stunning ornamental planting throughout will enable garden enthusiasts to cultivate a variety of plants and flowers. A patio with the benefit of a hot tub to remain leads to a level laid to lawn, with the top tier offering a sun terrace with seating area ideal for alfresco dining and additional garden storage.

## Services

We understand all main services are connected.

## Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.



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



Total Approximate Area = 1156 sq ft / 107.3 sq m  
 Store = 23 sq ft / 2.1 sq m  
 Total = 1179 sq ft / 109.4 sq m  
 For identification only - Not to scale

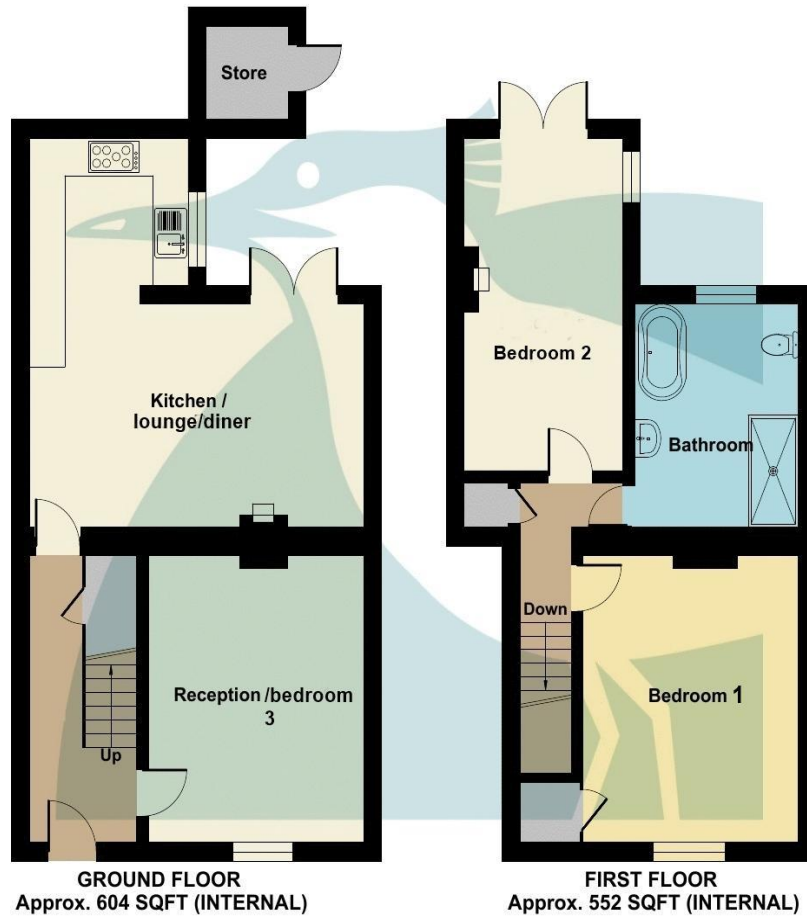
**Tenure**  
 Freehold

**Current Council Tax Band: D**

**EPC Rating: D**

**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.



**Store**  
 4'11 x 4'7 (1.50 x 1.40)  
**Kitchen / lounge/diner**  
 20'6 x 18'3 (6.26 x 5.57)  
**Reception /bedroom 3**  
 15' x 12' (4.58 x 3.65)  
**Bedroom 2**  
 18' x 9' (5.48 x 2.74)  
**Bedroom 1**  
 15'7 x 12' (4.75 x 3.65)  
**Bathroom**  
 11'11 x 8'11 (3.62 x 2.72)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1202526



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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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