



32 Station Road Hythe Kent CT21 5PR
Guide £950,000

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32 Station Road

Hythe Kent CT21 5PR

An impressive and spacious detached character property with some sea views and within a short stroll of the town centre.

Situation

The property is situated on a spacious plot of approximately 0.32 of an acre and is just a stone's throw away from Hythe's town centre, boasting a number of charming shops, boutiques, eateries, and supermarkets. Within the town primary schools abound, while secondary education options are conveniently situated in nearby Saltwood, with prestigious grammar schools for both boys and girls in Folkestone. Nearby, the pristine seafront and scenic Royal Military Canal beckon, offering enchanting strolls.

Commuting is a breeze, thanks to excellent transport links including High Speed rail connections to London St Pancras via Sandling and Folkestone West stations, along with easy access to the M20 motorway for seamless travel throughout Kent. For those venturing further afield, Eurotunnel in Cheriton provides swift access to the Continent.

The Property

This spacious late Victorian home features wraparound gardens, a true gardener's paradise, and stunning sea views from many rooms. The large entrance hall leads to a front-facing store room /pantry with separate access, a cloakroom/WC, and an office.

South facing reception rooms include a garden room with patio doors to a sun terrace, a family room, and a sea-view dining room. A conservatory provides further outdoor access.

The elegant German shaker style kitchen boasts cream units, ample worktops, breakfast bar, built-in appliances, and a five ring gas hob. A utility room

and newly installed gas boiler sit off a garden access lobby.

Upstairs five bedrooms include a guest suite and a luxurious master with panoramic sea views, Sharpes wardrobes, a walk-in dressing room, and en-suite. A family bathroom serves the remaining rooms. Full of charm and space, this beautifully maintained home with sea views lies just a short walk from the town centre.

Outside

The front garden features a widened driveway leading to a detached double garage with two entrance doors, one electric.

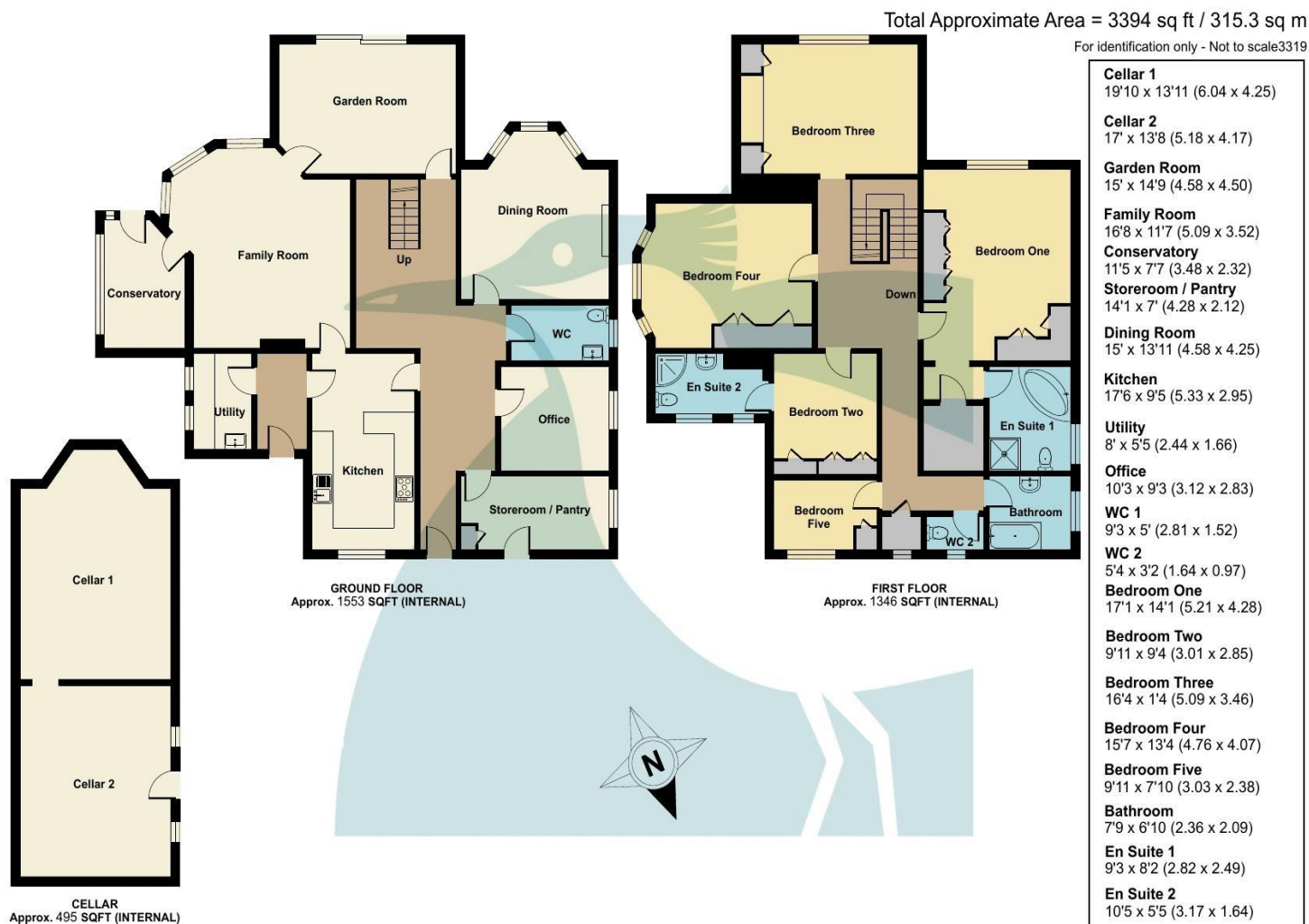
Enclosed by a hedge for privacy, the garden is landscaped with flower beds, lawned areas, mature shrubs and climbing plants. Steps lead to the front entrance.

At the rear a wide terrace wraps around the side of the property, bordered by hedges and shrubs, with gated access to the front. The rear gardens are a delight, designed into distinct areas with shrubs, small trees, and lush lawns. Fruit trees, including raspberry and blueberry, add charm. A pergola with trailing wisteria marks the rear boundary, while a gravelled area with Mediterranean-style plants includes a pedestrian gate to Lower Blackhouse Hill.

A cellar is accessible from the side of the house, although it has not been used for many years.



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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1273514

Services

We understand that all main services are installed.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: G

EPC Rating: E

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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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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