



Fairlight House 27 Fairlight Road Hythe CT21 4AD
Guide £795,000

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Fairlight House

27 Fairlight Road Hythe CT21 4AD

Spacious Edwardian house with potential for refurbishment and improvement.

Chain Free.

Situation

Nestled near the heart of Saltwood, Fairlight House is within a short walk of local village amenities, the highly rated primary school and Brockhill Park Performing Arts College. Saltwood is a vibrant Kentish village, known for its picturesque green, popular pub, community hall, and general store. For those seeking fine dining, the well loved Fox and Hide restaurant is a local favourite. Nearby the town of Hythe offers a range of exceptional amenities. The scenic Royal Military Canal and seafront, along with the surrounding countryside, provide beautiful options for walking and outdoor activities.

Commuting is convenient, with High Speed rail links to London St Pancras available from Sandling and Folkestone West stations. The nearby M20 motorway offers quick access to the rest of Kent, and the Eurotunnel terminal at Cheriton opens routes to continental Europe.

The Property

Fairlight House is a spacious Edwardian home arranged over three floors with charming gardens and many original character features, including attractive fireplaces, high ceilings, original panel doors, and a balustraded staircase leading to the second floor. The property offers excellent potential for improvement and refurbishment and is available chain-free.

The ground floor features an entrance porch leading to a welcoming hallway with access to a ground floor cloakroom. There are two principal reception rooms at the front, one with an attractive bay window both offering sea views. The kitchen

has been partially opened to create two distinct areas and would benefit from redesign and refitting. A large walk-in pantry and a rear vestibule provides separate access to the garden.

The first floor offers three generously sized bedrooms, two of which enjoy sea views. This level also includes a wet room and a separate cloakroom.

The second floor features two attic bedrooms/option for home office working space and access to a large walk-in attic storage area. Fairlight House presents an excellent opportunity to restore and enhance a beautiful period home in a desirable location.

Outside

The front garden is mainly laid to lawn, bordered by a low stone wall, with off-road parking and access to a single garage. A side path leads to the front entrance and provides gated access to the rear garden. The garden also features flower borders and small trees.

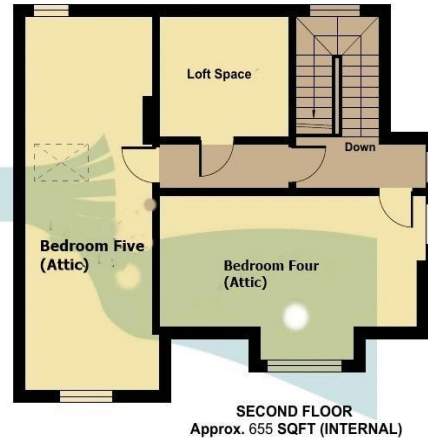
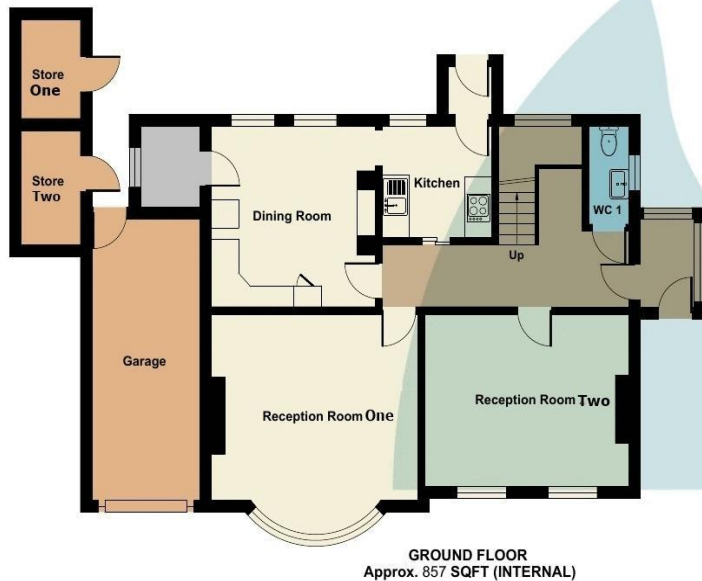
The rear garden is a charming, generously sized space filled with birdsong. Immediately behind the house is a crazy-paved patio with a garden pond, three outbuildings/store rooms, and a timber garden shed. Beyond the patio, a further large lawn bordered by mature trees, flowering shrubs, and flower beds. A meandering path leads to a small lawned area at the rear boundary, where a quaint summer house completes this delightful outdoor space.



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

Total Approximate Area = 2518 sq ft / 233.9 sq m (includes garage / outbuilding)

For identification only - Not to scale



Reception Room One

15'6 x 15'3 (4.73 x 4.64)

Reception Room Two

14'9 x 11'11 (4.49 x 3.62)

Kitchen

8' x 7'8 (2.44 x 2.34)

Dining Room

12'2 x 11'11 (3.70 x 3.64)

Garage

19'9 x 7'5 (6.01 x 2.26)

WC 1

7'8 x 2'11 (2.33 x 0.89)

WC 2

6'9 x 2'11 (2.06 x 0.89)

Store One

6'9 x 4'4 (2.07 x 1.33)

Store Two

7'11 x 4'4 (2.41 x 1.33)

Bedroom Four (Attic)

19'4 x 9'1 (5.89 x 2.77)

Bedroom Two

15'8 x 11'11 (4.78 x 3.64)

Bedroom One

15'4 x 11'11 (4.67 x 3.64)

Bedroom Three

11'11 x 11'9 (3.64 x 3.59)

Shower Room

8'2 x 7'9 (2.48 x 2.36)

Bedroom Five (Attic)

25'4 x 9'10 (7.71 x 3.00)

Loft Space

9'7 x 8'4 (2.92 x 2.54)

Services

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: 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1270443

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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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