



49 High Street, Hythe, Kent CT21 5AD



**15 NORTH ROAD,
HYTHE**

£650,000 Freehold

In a much sought after location from where it commands stunning views of the sea views, this exceptional period town house enjoys well appointed accommodation with a wonderful kitchen/dining room, first floor sitting room and sea facing balcony, games room and 4 bedrooms (1 en-suite). Garage, parking, pretty garden. EPC E



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15 North Road, Hythe CT21 5DS

Entrance Vestibule, Entrance Hall, Kitchen/Diner, Utility, Cloakroom
Lower Ground: Bedroom and En-Suite Wet Room, Games Room
First Floor: Sitting Room with sea facing Balcony, Bedroom, Bathroom
Second Floor: Two Further Double Bedrooms
Delightful Tiered Garden, Garage, Parking

DESCRIPTION

This beautiful Edwardian house, once forming part of the imposing Mackeson s hillside residence (the Mackeson s being a family of local brewers, prolific in the history of Hythe), has been the much improved for the current owners. The result is a stunning family home offering versatile accommodation with spectacular views over the town and of the sea which can be enjoyed from each of the principle rooms as well as from the south facing garden.

The well proportioned accommodation comprises a generous entrance hall, beautiful kitchen/diner with marble worktops and bi-folding doors uniting the space with the south facing terrace, a utility room and cloakroom on the ground floor. There is a useful games room and fourth bedroom with en-suite on the lower ground floor. A fabulous first floor sitting room with open fireplace and access to a sea facing balcony, bedroom and bathroom, occupy the first floor and two further bedrooms, the principal with sea views, form the second floor.

Outside the open communal driveway provides informal parking and there is a garage with a private parking space before it. The garden to the rear is a delight with the original terracotta paved terrace and steps with stone balustrade leading to a decked terrace and seating area, the perfect environment in which to dine alfresco and enjoy the views.

SITUATION

North Road is viewed as being one of Hythe s most desirable locations being high enough up the hill to benefit from lovely views over the town and of the sea, yet remaining within a short walk of the town centre. The town enjoys a fabulous High Street, with a range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys & Aldi), doctors surgeries, etc. The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further and there are a variety of sports and leisure facilities in the vicinity, including 2 golf courses and the Hotel Imperial Leisure Centre, cricket, squash and bowls clubs etc. Schools are also excellent with Hythe Bay C of E Primary, Saltwood C of E Primary, St Augustines Catholic Primary & Brockhill Park Performing Arts College all being accessible.

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 3 miles away and the ferry port of Dover is 12 miles away. (All distances are approximate.)

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a timber panelled and obscured leaded light door, tiled floor, original arched timber panelled leaded and stained glass door, opening to:

ENTRANCE HALL

Tiled floor, deep moulded cornice, decorative ceiling rose, staircase to first floor with polished timber, moulded handrails, square banister rails and terminating in a square newel post, door giving access to staircase to lower ground floor, doors to:

UTILITY ROOM

Base cupboard with recesses and provision for washing machine and tumble dryer, square edged marble effect worktop inset with deep ceramic butler's sink with mixer tap, tiled splashbacks, coordinating wall cupboards, full height storage cupboards, shelving for shoes, tiled floor, recessed lighting, double glazed sash window to front, radiator, door to:

CLOAKROOM

Low level WC, washbasin raised on a chrome stand with tiled splashback, tiled floor, recessed lighting, cupboard housing Veissman gas-fired boiler.

KITCHEN/DINING ROOM

A generous space, well-fitted with a range of base cupboard and drawer units incorporating integrated dishwasher and wine fridge with square edged granite worktops undermounted with deep ceramic butler's sink with mixer tap, tiled splashbacks, contrasting wall cupboards with opaque glazed panels above, coordinating island, incorporating additional storage, freestanding Rangemaster stove with six burner gas hob and two electric ovens with a contemporary extractor hood above, further full height storage cupboard, space and plumbing for freestanding American style fridge/freezer, tiled floor, painted timber fireplace surround with cast iron insert and slate hearth, deep moulded cornice,

contemporary column radiator, step up to dining area, tiled floor, bi-folding doors, opening to and uniting the space with the rear garden with double glazed windows to side and above and from where views over Hythe and of the sea can be enjoyed.

LOWER GROUND FLOOR

HALLWAY

Timber effect flooring, door to bedroom, archway to:

GAMES/CINEMA ROOM

Timber effect flooring, exposed brick chimney breast, electric heater.

BEDROOM

Timber effect flooring, double glazed window to light well to front, wall light points, electric heater, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled monsoon shower and separate handheld attachment, low level WC, wall hung wash basin, tiled floor, localised tiling, shaver point, recessed lighting, extractor fan.

FIRST FLOOR LANDING

Polished woodblock parquet flooring, deep moulded cornice, staircase continuing to second floor, doors to:

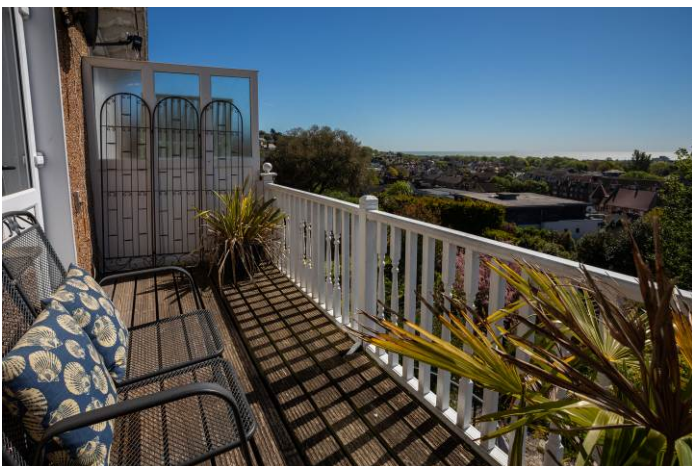
SITTING ROOM

Polished woodblock parquet flooring, ornate marble fireplace surround with acanthus leaf detailing, deep moulded cornice, decorative ceiling rose, double glazed casement door and two double glazed sash windows opening to the balcony to the rear from where magnificent views over Hythe and of the sea can be enjoyed, radiator.

BALCONY

The balcony is decked and enclosed by timber balustrade and provides the perfect vantage point from which to enjoy the wonderful views.





BEDROOM

Polished woodblock parquet flooring, built-in wardrobe cupboard, decorative deep moulded cornice, secondary glazed leaded and stained glass sash windows to front, radiator.

BATHROOM

Freestanding slipper ended bath raised on claw and ball feet and fitted with mixer tap and handheld shower, walk-in shower enclosure with thermostatically controlled monsoon shower and separate handheld attachment, low level WC, Burlington washbasin raised on a chrome stand, tiled floor, localised wall tiling, pair of wall light points, leaded and stained glass sash window to front, heated ladder rack towel rail.

SECOND FLOOR LANDING

Access to loft space via a hatch fitted with a loft ladder, deep moulded cornice, doors to:

BEDROOM

An extensive range of fitted wardrobe cupboards, dormer with double glazed sash windows to rear enjoying a magnificent panorama over Hythe of the sea and around the bay to Dungeness, radiator.

BEDROOM

Timber effect flooring, secondary glazed, part leaded and stained glass sash windows to front, radiator.

OUTSIDE

FRONT GARDEN.

The garden to the front of the property is enclosed by wrought iron balustrade and is paved in porcelain tiles for ease of maintenance.

The property enjoys the benefit of **parking** within the communal courtyard to the front of the building together with a:

SINGLE GARAGE

Up and over door to front.

REAR GARDEN

Directly to the rear of the property is a tiled terrace with original stone balustrade from where steps descend through the garden to a split level decked terrace and barbecue area and to the far end of the garden is a timber-framed greenhouse and potting shed.

EPC Rating Band E

COUNCIL TAX

Band D approx. £2,506.74 (2026/27)
Folkestone & Hythe District Council.

VIEWING

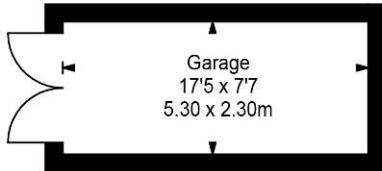
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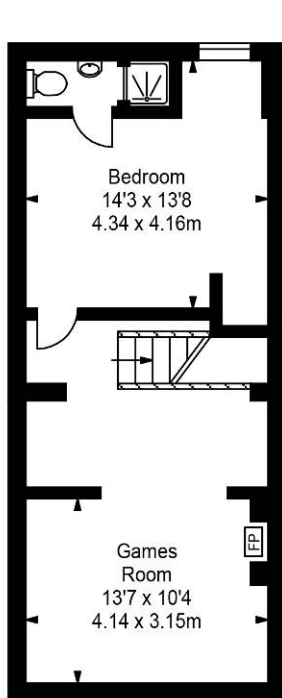
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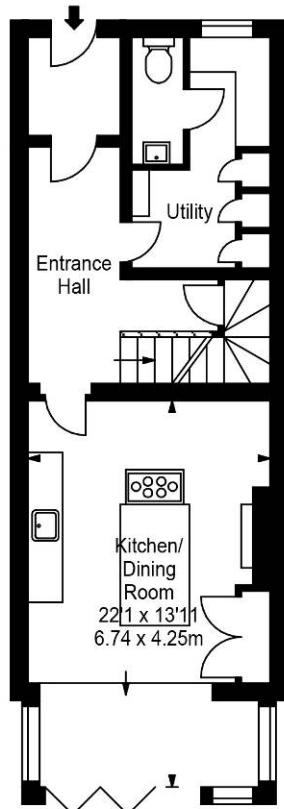
North Road, Hythe



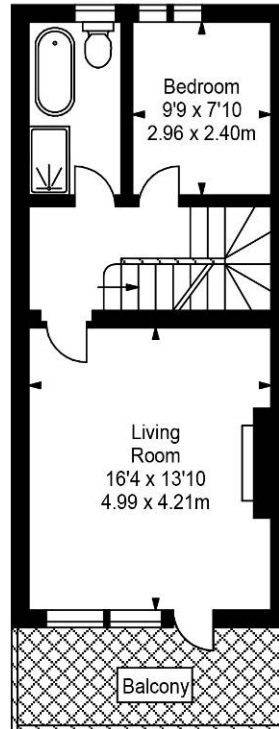
Approximate Gross Internal Area :-
 Basement :- 45.34 sq m / 488 sq ft
 Ground Floor :- 53.88 sq m / 580 sq ft
 First Floor :- 42.83 sq m / 461 sq ft
 Second Floor :- 38.83 sq m / 418 sq ft
 Garage :- 12.17 sq m / 131 sq ft
 Total :- 193.05 sq m / 2078 sq ft



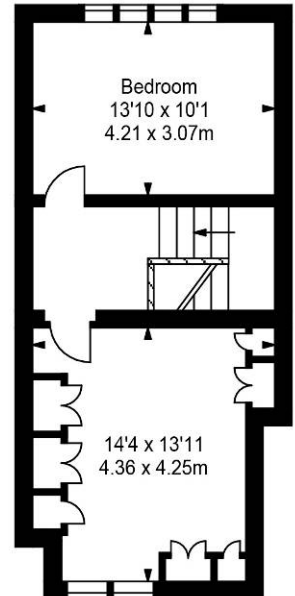
Basement



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 floor plan by: www.creativeplanettk.com