



49 High Street, Hythe, Kent CT21 5AD



**14 FAIRLIGHT ROAD,  
HYTHE**

**£570,000 Freehold**

Occupying a generous plot of approximately a quarter of an acre in a sought after residential location, this substantial 3-4 bedroom detached chalet bungalow requires general updating but, with considerable scope to extend (STPP), offers an exciting opportunity to create an exceptional home. EPC E



# **14 Fairlight Road, Hythe CT21 4AD**

**Entrance Porch, Entrance Hall, Sitting Room, Dining Room/4<sup>th</sup> Bedroom,  
Kitchen/Breakfast Room, Three Bedrooms, Wet Room,  
Generous Gardens, Garage and Parking**

## **DESCRIPTION**

Situated in a favoured location where it occupies a particularly generous plot of approximately 0.25 of an acre, this deceptively spacious detached chalet bungalow is being offered for sale for the first time in over 60 years. Now requiring general updating and improvement, the property offers an exciting opportunity for prospective purchasers to create a home tailored to suit their own tastes and requirements. There is also considerable scope to extend should additional space be required (subject to all necessary consents and approvals being obtained).

The accommodation, which is of particularly comfortable proportions, is currently arranged to provide a generous entrance hall leading to a sitting room, separate dining room (which could serve as a fourth bedroom), kitchen/breakfast room with adjoining utility area, a double bedroom and a wet room on the ground floor. There are two further double bedrooms on the first floor, one which used to be two rooms.

The gardens are delightfully secluded and larger than one would expect as they widen to the far end across the neighbouring properties gardens. They incorporate a generous terrace, a wealth of mature shrubs and specimen trees and expanse of lawn. There is parking to the front and a garage.

## **SITUATION**

Fairlight Road is viewed as being amongst Hythe's most desirable locations being high enough up the hill to benefit from lovely views over the town and to sea, yet remaining within reasonable walking distance of the vibrant High Street, with its range of independent 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 together with boys and girls Grammar Schools in Folkestone.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 1.5 miles) and access to the M20 (Junction 11 2.3 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 PORCH**

Entered via a double glazed door with double glazed windows to either side, timber panelled and obscured glazed door with obscured windows to either side opening to:

### **ENTRANCE HALL**

Staircase to 1st floor, access to understairs storage cupboard, radiator, doors to:

### **SITTING ROOM**

Tiled fireplace surround and hearth with gas fire, bay with panelled and glazed casement doors with windows to either side opening to an overlooking the garden, double glazed window side, radiator.

### **DINING ROOM**

Polished timber fireplace surround with tiled insert and hearth, built-in cupboard to recess to side, double glazed window front, radiator.

### **KITCHEN /BREAKFAST ROOM**

Range of base cupboard and drawer units with worktops inset with stainless steel sink and twin drainer unit, wall cupboards, storage cupboard, built-in shelved storage cupboard, door to walk-in larder cupboard, wall mounted Potterton gas fired boiler, double glazed windows to side and rear overlooking the garden, open plan to:

### **UTILITY SPACE**

Plumbing for washing machine, space for freestanding fridge/freezer, double glazed window to front, panelled and obscured glazed door to side.

### **BEDROOM**

Double glazed window front, radiator.

### **WET ROOM**

Fitted with a contemporary suite comprising low level WC, wall hung wash basin, electric shower, tiled walls, two obscured double glazed windows to side, extractor fan, wall mounted heated towel rail.

### **FIRST FLOOR LANDING**

Access to deep eaves storage cupboard, built-in linen cupboard housing factory lagged hot water cylinder, access to loft space, doors to:

### **BEDROOM**

Built-in storage cupboards, double glazed window to rear overlooking the garden, radiator.

### **BEDROOM**

Double glazed window to front, two radiators.

### **FRONT GARDEN**

The garden to the front of the property sits behind a bank of mature shrubs including camellias and a smokebush with a central pathway leading to the front door. The remainder of the garden is topped in gravel for relative ease of maintenance and a pair of yew trees flank the entrance the property. A driveway provides off road parking and gives access to the:

### **GARAGE**

Electronically operated roller door to front, window to side, personal door to rear.

### **REAR GARDEN**

Directly to the rear of the property is a an open veranda with an adjoining sunroom beyond which there is a generous paved terrace afforded a great deal of privacy by mature hedging and banks of shrubs. A pathway leads from the terrace past ornamental grasses, an area of lawn and threw a gap in an ivy hedge to a further generous section of the garden which widens significantly and incorporates a magnificent specimen magnolia, two greenhouses and various other shrubs.

### **EPC Rating Band E**

### **COUNCIL TAX**

Band E approx. £2810.69 (2024/25)  
Folkestone & Hythe District Council.

### **VIEWING**

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**







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# Fairlight Road, Hythe, CT21

Approximate Gross Internal Area = 125.9 sq m / 1,355 sq ft

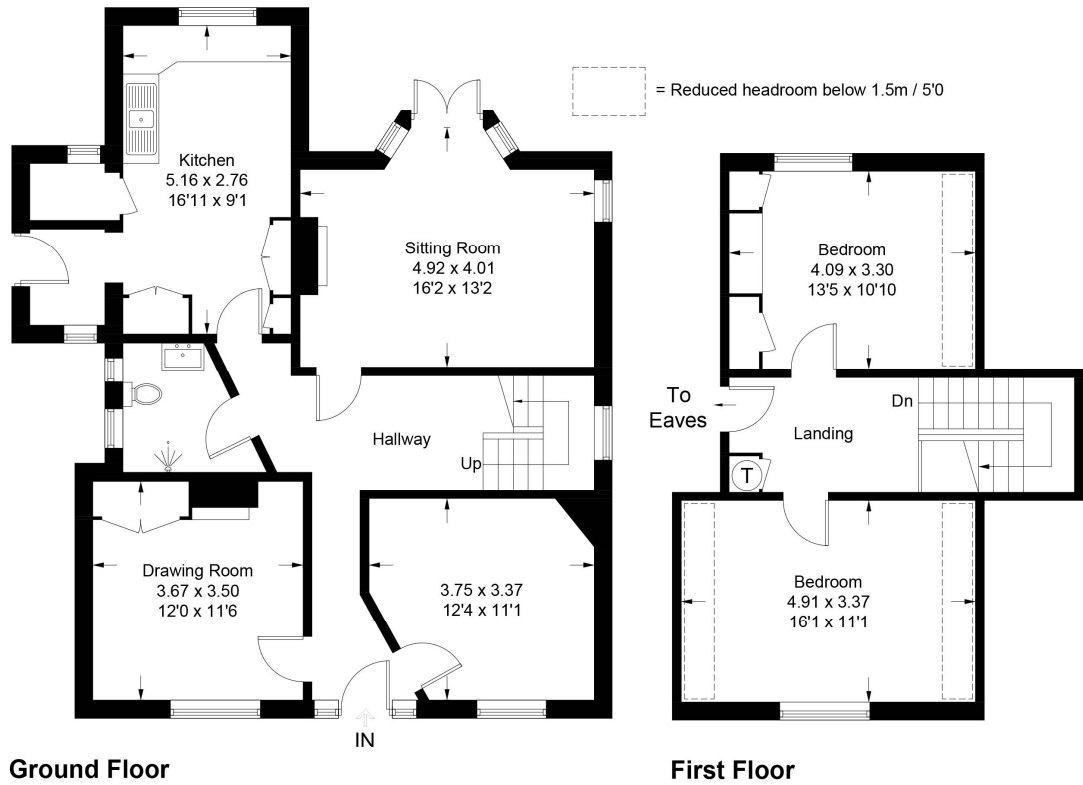


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