



49 High Street, Hythe, Kent CT21 5AD



43 TURNPIKE HILL HYTHE

£450,000 Freehold
NO ONWARD CHAIN

This detached bungalow is situated in a much sought after location on Hythe's lower hillside. The well presented accommodation comprises a sitting room, kitchen/dining room, utility room, three bedrooms, shower room and a cloakroom. Garage, parking and pretty gardens. EPC D.



43 Turnpike Hill Hythe CT21 4SE

**Entrance Vestibule, Entrance Hall, Sitting Room,
Kitchen/Dining Room, Utility Room,
Three Bedrooms, Shower Room,
Gardens to Front & Rear,
Integral Garage**

DESCRIPTION

This well situated detached bungalow enjoys attractively presented accommodation which is of particularly comfortable proportions and enjoys views across Hythe to the sea. This includes a welcoming entrance hall leading to the generous sitting room open through to the dining room, well fitted kitchen, utility room, three bedrooms, shower room and a separate cloakroom.

To the front of the property is a driveway providing off street parking and access to the garage and a secluded terrace provides a very pleasant environment in which to relax and dine alfresco. The pretty garden to the rear offers a good level of privacy.

SITUATION

Turnpike Hill is a highly desirable residential area on the lower hillside and close to Saltwood, just over half-a-mile from the town centre and with bus routes to the surrounding areas. The town is well catered for with its 4 supermarkets (including Waitrose, Sainsbury and Aldi), bustling high street with a diverse range of independent shops, boutiques, cafes, restaurants, doctors surgeries and dentists etc. The attractive and unspoilt seafront is approximately 20 minutes walk and the Royal Military Canal, with pleasant towpath is nearby. There is a wide variety of sporting and leisure facilities in the area including the Hotel Imperial Leisure Centre, cricket, bowling and lawn tennis clubs, 2 golf courses and sailing club. There are two good primary schools in the vicinity and a Performing Arts School for ages 11 – 18. There are boys and girls grammar schools in Folkestone which are served by a free bus service from Hythe.

Hythe is very conveniently located for easy access to the M20, Channel Tunnel Terminal, ferry port of Dover, etc.. Sandling main line railway station, approximately 2 miles away on the outskirts of Saltwood, offers regular commuter services to the City. (All distances are approximate). High Speed Link services to St Pancras are available at Folkestone West and Ashford International.

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a timber panelled door with obscured window to side, coved ceiling, radiator, double doors opening to storage cupboard with further door leading to the garage, obscured glazed door with step up to:

ENTRANCE HALL

Coved ceiling, access to loft space (via a hatch fitted with a loft ladder), radiator, doors to:



SITTING ROOM

Attractive brick built fireplace surround with electric fire over a brick hearth, coved ceiling, double glazed sliding patio doors opening to the courtyard garden to the front of the property and from where views towards the sea can be enjoyed, radiator, folding doors opening to:

KITCHEN/DINING ROOM

A generous space with the kitchen area well fitted with a range of base cupboard and drawer units incorporating integrated double oven/grill, recess for freestanding fridge, roll top granite effect work surfaces inset with 1 ½ bowl stainless steel sink and drainer with mixer tap, four burner gas hob, tiled splashbacks, coordinating wall cupboards, timber effect flooring throughout, coved ceiling, timber framed and double glazed window to side, timber framed and double glazed window to front, radiator, obscured glazed door returning to entrance hall.

UTILITY ROOM

Base cupboard with recess and provision to side for washing machine, roll top timber effect work surface inset with stainless steel sink and drainer with mixer tap, tiled splashbacks, coordinating wall cupboards, wall mounted Alpha gas-fired boiler, timber framed and glazed door to side, radiator.

BEDROOM

Coved ceiling, timber framed and double glazed window to rear overlooking the garden, radiator.

BEDROOM

Coved ceiling, timber framed and double glazed window to rear overlooking the garden, radiator.

BEDROOM

Coved ceiling, timber framed and double glazed window to side, radiator.

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low level WC with concealed cistern, vanity cupboards to side,

roll top granite effect work surface inset with wash basin and with mixer tap, localised tiling, wall light point, extractor fan, obscured timber framed and obscured double glazed window to side.

CLOAKROOM

Low level WC, wall hung wash basin with tiled splashback, timber framed and obscured double glazed window to side, radiator.

OUTSIDE

FRONT GARDEN

To the front of the property there is a driveway providing off-road parking and access to the integral garage. Directly to the front of the house is a secluded terrace providing the perfect environment for alfresco dining and entertaining with the remainder of the front garden being laid to lawn and dotted with various specimen shrubs and other plants. Side access can be gained to the rear garden.

REAR GARDEN

The garden to the rear of the property is tiered over two levels, the lower area with a paved patio area and wide border planted with various shrubs, herbaceous and other plants including fuchsia, ferns and Japanese anemones. A wide flight of steps lead to the top tier beneath an overhanging acer tree, the top tier being laid to lawn with borders planted with a variety of shrubs including Euphorbia, Bay and Salvia amongst others.

INTEGRAL GARAGE

Up and over door to front, power and light, personal door to rear, door to entrance hall.

EPC Rating D

COUNCIL TAX

Band E approx. £3063.80 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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







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Turnpike Hill, Hythe, CT21

Approximate Gross Internal Area = 110.9 sq m / 1194 sq ft
(Including Garage)

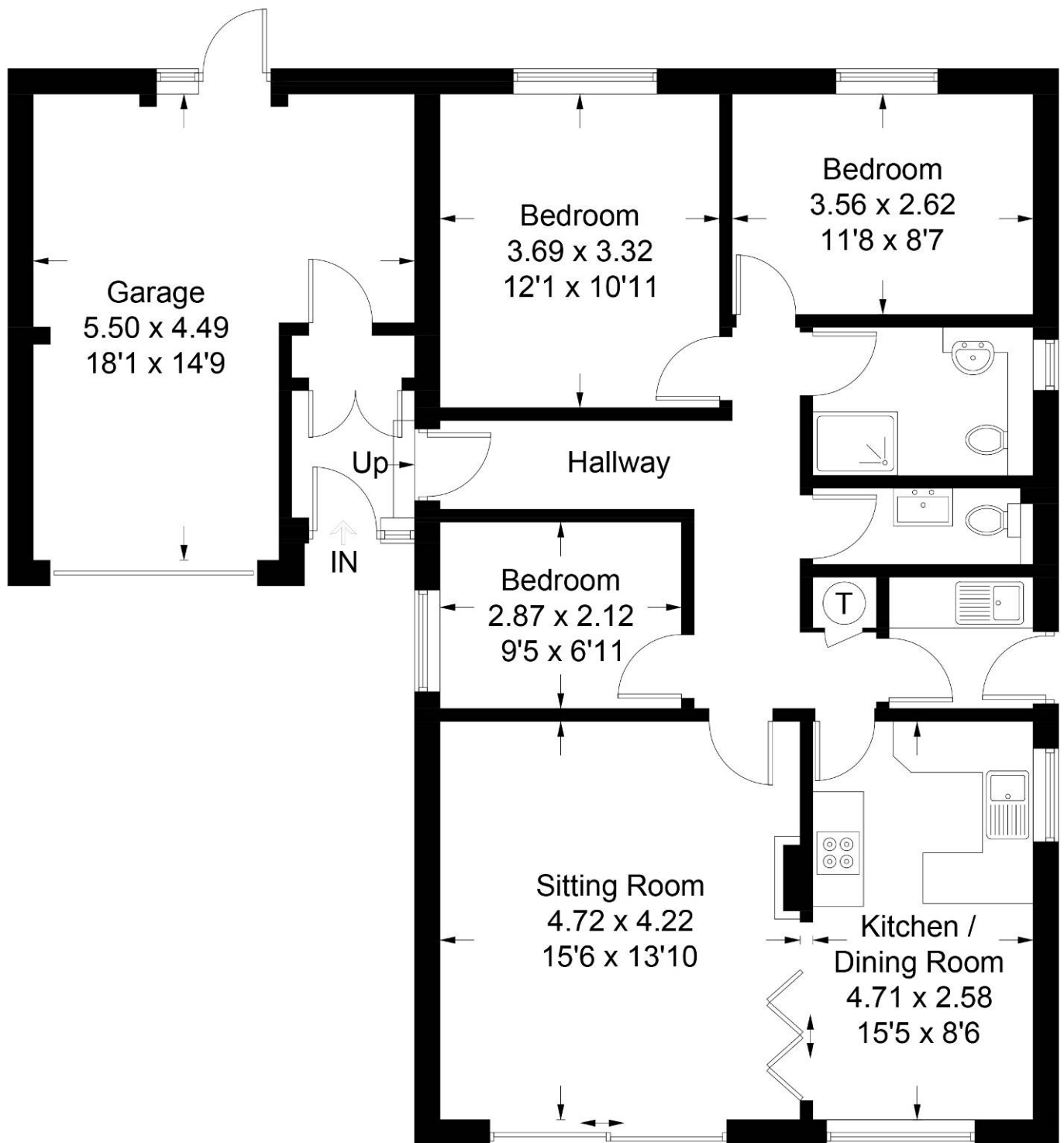


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