



49 High Street, Hythe, Kent CT21 5AD



## 3 STURDY CLOSE, HYTHE

**£450,000 Freehold**  
**NO ONWARD CHAIN**

Situated on a highly regarded cul-de-sac on level ground, moments from the beach and within a short walk of the High Street, this comfortably proportioned semi detached house enjoys 2 reception rooms, kitchen, conservatory, cloakroom, 3 bedrooms and a bathroom. Garage, off road parking, secluded rear garden. EPC C.



## **3 Sturdy Close, Hythe CT21 6AG**

### **Entrance Hall, Sitting Room, Dining Room, Conservatory, Kitchen, Cloakroom, Three Bedrooms, Bathroom, Garage, Parking and Garden**

#### **DESCRIPTION**

This handsome semi-detached house enjoys an east/west orientation flooding the interior with natural light throughout the day. The property appears to have been generally well maintained however it is fair to say that it would now benefit from some general updating and improvement.

The comfortably proportioned accommodation comprises an entrance hall leading to the bright and airy sitting room which has a square archway leading to the dining room. There is a conservatory overlooking the garden, the kitchen also accesses the garage and there is also a cloakroom. The first floor provides three bedrooms and a family bathroom.

Outside there is a pleasant and secluded garden to the rear providing a delightful environment for alfresco dining and at the front the driveway provides off street parking and access to the garage.

#### **SITUATION**

The property is situated in an exclusive cul-de-sac on level ground only minutes from the attractive unspoilt seafront and beach and the historic Royal Military Canal. The town centre with its busy High Street, 3 supermarkets (including Waitrose & Sainsbury) and range of independent shops, boutiques, cafes, restaurants, and doctors surgeries is a short walk away. There is a wide range of sporting and leisure facilities available nearby, including the Hotel Imperial Leisure Centre (which is virtually on the door step), cricket, lawn tennis, bowls, 2 golf courses and sailing clubs, etc., many of which are a short walk along the canal bank.

The area is fortunate in having particularly good communications as there is a main line railway station and access points for the M20 motorway (Junctions 11 and 12) only 3 and 4 miles away respectively, making it possible to reach Central London within about 1½ hours by both road and rail. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is only just over three miles away. Folkestone West (approx 5 miles distant) offers a high speed service to London St Pancras with journey times of under an hour. The ferry port of Dover is 12 miles away. (All distances are approximate).

The accommodation comprises:

#### **ENTRANCE HALL**

Entered via a UPVC and obscured double glazed door, staircase to first floor with polished timber moulded handrail, square banister rails and terminating in a square newel post, access to understairs storage cupboard, coved ceiling, radiator, doors to:

#### **SITTING ROOM**

Attractive stone fireplace and hearth with electric fire, pair of wall light points, coved ceiling, bay with double glazed windows to front, radiator, square archway to:



## **DINING ROOM**

Coved ceiling, double glazed sliding patio doors opening to and looking through the conservatory to the garden beyond, radiator, door returning to entrance hall, door to:

## **KITCHEN**

Well fitted with a range of base cupboard and drawer units incorporating space housing Bosch washing machine and Bosch slimline dishwasher, roll-top granite effect work surfaces inset with one and a half bowl sink and drainer with mixer tap and four-burner gas hob, tiled splashbacks, coordinating wall cupboards with extractor hood above the hob, integrated eye-level double oven, wall-mounted Baxi gas-fired boiler, door giving access to heated linen cupboard housing factory lagged hot water cylinder, coved ceiling, double glazed window and door opening to and overlooking the rear garden, door to:

## **GARAGE**

Up and over door to front, power and light.

## **CLOAKROOM**

Low level WC with concealed cistern, wash basin with mixer tap set into granite effect worktop with vanity cupboard below and tiled splashbacks, coved ceiling, obscured double glazed window to rear, radiator.

## **CONSERVATORY**

Of UPVC and double glazed construction above a brick built base and beneath a pitched polycarbonate roof with windows to three sides and pair of double glazed casement doors opening to the garden.

## **FIRST FLOOR LANDING**

Access to loft space via a hatch fitted with a loft ladder, coved ceiling, doors to:

## **BEDROOM**

Built-in wardrobe cupboard, coved ceiling, double glazed window to front, radiator.

## **BEDROOM**

Built-in wardrobe cupboard, coved ceiling, double glazed window to rear, radiator.

## **BEDROOM**

High level storage cupboard, coved ceiling, double glazed window to front, radiator.

## **BATHROOM**

Panelled bath with separate thermostatically controlled shower and folding shower screen, low level wc, pedestal wash basin, tiled walls, illuminated wall mirror, obscured double glazed window to rear, radiator.

## **OUTSIDE**

### **FRONT GARDEN**

The garden to the front of the property is laid to lawn with a pathway leading to the front door edged by a bed stocked with lavenders. To the side of the garden is a driveway before the garage, providing off-road parking for a single vehicle.

### **REAR GARDEN**

The garden to the rear of the property is well enclosed mainly by close boarded timber panelled fencing and has been largely paved for ease of maintenance surrounded by beds planted with a variety of shrubs herbaceous and other plants including bay, roses, rosemary and hollyhocks amongst others. Outside tap.

### **EPC Rating Band C**

### **COUNCIL TAX**

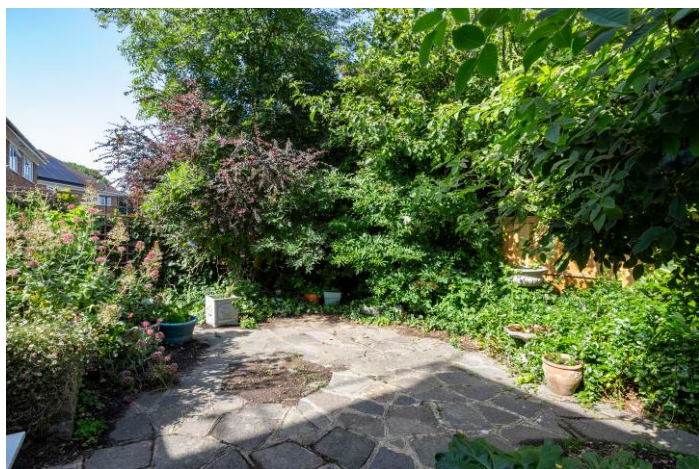
Band D approx. £ 3,063.80 (2026/27)  
Folkestone & Hythe District Council.

### **VIEWING**

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



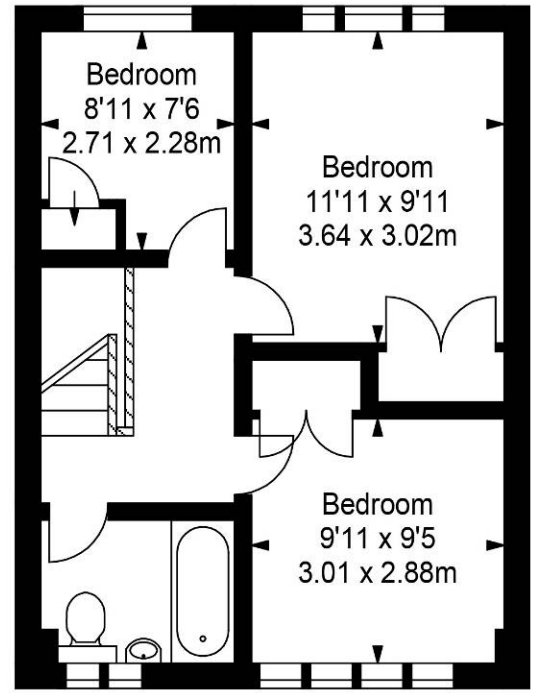
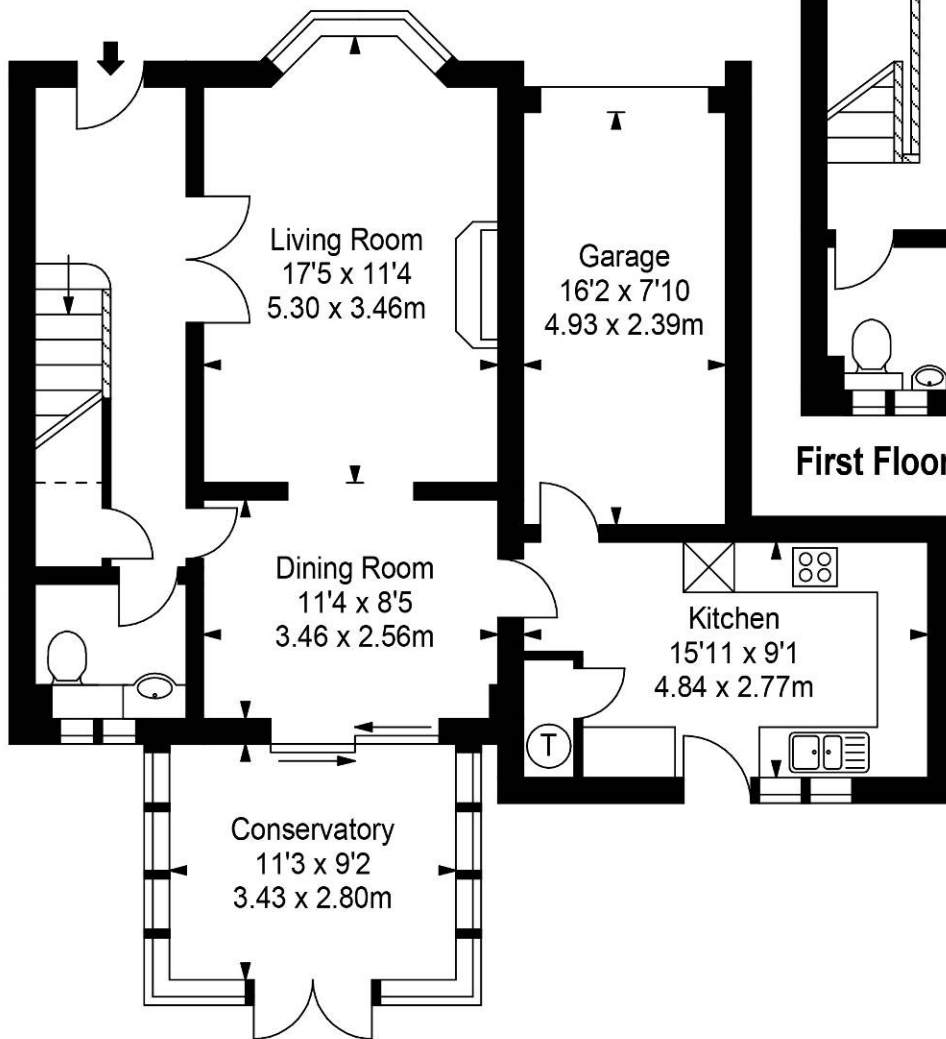




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# Sturdy Close, Hythe

Approximate Gross Internal Area :-  
Ground Floor :- 80.55 sq m / 867 sq ft  
First Floor :- 41.25 sq m / 444 sq ft  
Total :- 121.80 sq m / 1311 sq ft



## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
floor plan by: [www.creativeplanettk.com](http://www.creativeplanettk.com)