



88 North Road Hythe Kent CT21 5DX
Guide £325,000

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88 North Road

Hythe Kent CT21 5DX

Situated in a prime position on Hythe's sought after hillside enjoying magnificent views over St Leonard's Church.

Situation

Situated in a prime position on Hythe's sought-after hillside, within the town's designated Conservation Area, this charming home enjoys magnificent views over St Leonard's Church and sea views from the bedroom across the bay. The elevated setting provides a wonderful balance of tranquillity whilst remaining just a short stroll from the heart of Hythe. The bustling High Street offers an excellent selection of independent shops, cafés, restaurants and four supermarkets, whilst the picturesque Royal Military Canal and the town's attractive, unspoilt seafront are also within easy reach.

Excellent transport links include nearby Sandling, Folkestone West and Folkestone Central stations, all providing High Speed services to London St Pancras. The nearby M20 motorway offers convenient access across Kent, whilst the Channel Tunnel terminal at Cheriton provides fast links to France and the Continent.

The Property

Beautifully renovated throughout, this delightful two-bedroom semi-detached cottage combines character with contemporary living.

The accommodation centres around a bright and spacious open-plan lounge and dining room, creating an inviting space for everyday living and entertaining. To the rear, a separate kitchen has been thoughtfully redesigned with a vaulted ceiling to enhance natural light and headroom. Fitted with stylish units, integrated appliances including a fridge freezer, washing machine and dishwasher, the kitchen also features French doors opening onto the courtyard.

A split-level staircase leads to two double bedrooms, with the principal bedroom benefiting from fitted wardrobes and attractive sea views across the bay.

Completing the accommodation is a contemporary bathroom with a separate bath and walk-in shower. Replacement radiators, updated electrics and quality finishes complete this move-in ready home.

Outside

The property enjoys an attractive elevated position. Gated side access leads through to a private courtyard, providing a low-maintenance outdoor space ideal for relaxing.

The side and rear elevations of the property have been freshly rendered, complementing the home's smart and well-maintained appearance. Positioned within the courtyard is a useful summerhouse-style outbuilding, offering excellent additional storage or the potential for hobbies, a home office or garden retreat.

The enclosed outside space provides a pleasant extension of the living accommodation whilst remaining easy to maintain, making it equally suited as a permanent residence, weekend retreat or investment opportunity in this highly regarded hillside location.

Services

We understand all main services are available.

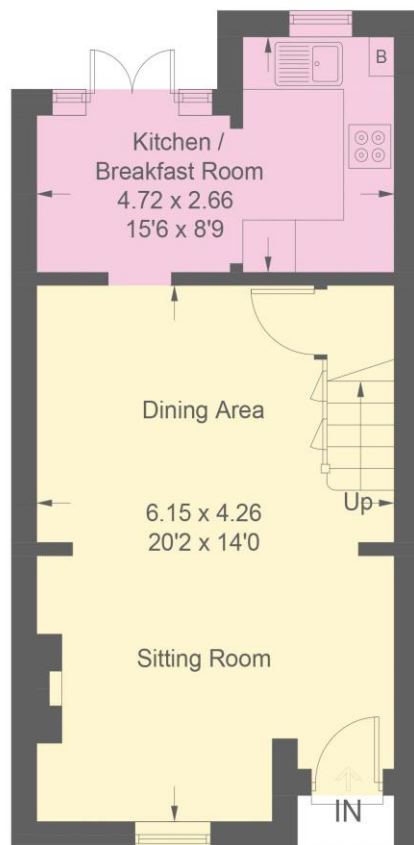
Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

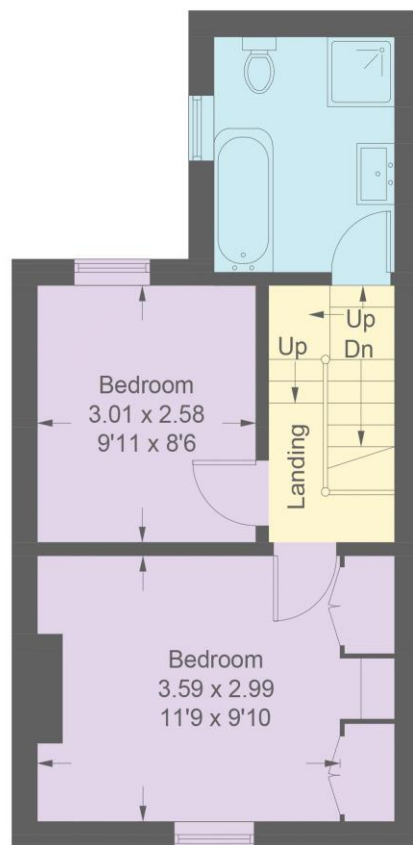


To view this property call Colebrook Sturrock on **01303 260666**

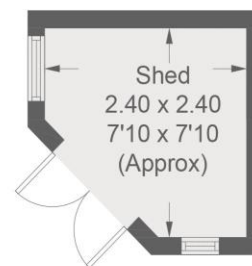
88 North Road, Hythe



Ground Floor - 35.4 sq m / 381 sq ft



First Floor - 32.3 sq m / 350 sq ft



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 67.7 sq m / 731 sq ft

Shed = 4.8 sq m / 52 sq ft

Total = 72.5 sq m / 783 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1317499)

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Tenure

Freehold

Current Council Tax Band: B

EPC Rating: E

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		81 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

The Green, Saltwood, Hythe, Kent, CT21 4PS

t: 01303 260666

saltwood@colebrooksturrock.com



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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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