



49 High Street, Hythe, Kent CT21 5AD



16 CASTLE VIEW, HYTHE

£495,000 Freehold
NO ONWARD CHAIN

A well presented detached house in a sought after location and enjoying views across the lake. Comprising an entrance hall, sitting room, dining room, kitchen/breakfast room, cloakroom, four bedrooms (one with en-suite & balcony) and a shower room. Delightful rear garden. Off-road parking & covered car port. EPC B.



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**16 Castle View
Hythe
CT21 4BF**

**Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room,
Study, Cloakroom, Principal Bedroom with En-suite & Balcony,
Three Further Bedrooms, Shower Room,
Front & Rear Gardens, Car Barn & Off-Road Parking**

DESCRIPTION

A beautifully presented four-bedroom detached home enjoying spectacular views across the lake. The ground floor offers a spacious contemporary kitchen/dining room with integrated appliances, a comfortable sitting room, study, and cloakroom. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room and private balcony overlooking the lake, together with a family shower room.

Externally, the rear garden benefits from a substantial summer house/games room. The property also features a timber car barn and two additional parking spaces to the front.

SITUATION

The property is situated in a desirable residential location approximately two miles to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal, cycle path and local beauty spot The Roughs with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well-served town with a bustling High Street, 4 supermarkets (including Waitrose, Sainsbury and Aldi) and range of independent shops and restaurants. There are two golf courses and a Leisure Centre at the Hotel Imperial, all within easy reach and there is a variety of other sports and leisure facilities in the vicinity.

The M20 (Junction 13) and Channel Tunnel Terminal are both approximately 4 miles distant and there is a mainline railway station at Saltwood, approximately 3 miles away. The High Speed Link to London St Pancras is available from Ashford International Station with a journey time of approximately 37 minutes.

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The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect and obscured double glazed composite door, stone effect flooring, staircase to first floor with polished timber moulded handrail, square chamfered banister rails and terminating in a coordinating newel post, access to deep storage cupboard housing pressurized hot water cylinder, radiator doors to:-

SITTING ROOM

Stone effect tiled flooring, double glazed casement doors to rear opening to and overlooking the garden, double glazed window to front (fitted with folding plantation style shutters) and enjoying views over the lake, radiators.

DINING ROOM

Stone effect tiled flooring, bay with double glazed windows to front (fitted with folding plantation style shutters) enjoying views over the lake, further double glazed window to side (fitted with folding plantation style shutters), radiator.

KITCHEN/BREAKFAST ROOM

Well fitted with a comprehensive range of base cupboard and drawer units, incorporating integrated dishwasher, space and plumbing for washing machine, deep pan drawers, square-edged woodblock effect work tops, inset with four burner gas hob with AEG extractor hood above, stainless steel 1 ½ bowl sink and drainer with waste disposal unit, mixer tap and instant hot water tap, coordinating wall cupboards with concealed lighting beneath, integrated fridge and freezer, integrated eye level oven, further cupboard housing wall mounted gas fired boiler, stone effect tiled flooring, double glazed window to side (fitted with folding plantation style shutters), double glazed window to rear (fitted with folding plantation style shutters) overlooking the garden, double glazed casement doors opening to the garden, radiator.

CLOAKROOM

Low-level WC, pedestal wash basin, tiled splashback, extractor fan, radiator.

FIRST FLOOR LANDING

access to loft space which is part boarded and accessed via a hatch fitted with a loft ladder, double glazed window to rear (fitted with folding plantation style shutters), radiator, doors to:_

BEDROOM

Fitted wardrobe cupboards concealed by sliding mirrored doors with shelved alcove to side, double glazed casement doors with double glazed windows to either side opening to the decked balcony and enjoying views over the lakes and of the Roughs, radiator, door to:-

EN-SUITE SHOWER ROOM

Well fitted with a contemporary suite comprising twin sized walk-in tiled shower enclosure with thermostatically controlled shower, low level WC with concealed cistern, wall hung wash basin with mixer tap, localized tiling, recessed lighting, extractor fan, obscured double glazed window to Side (fitted with folding plantation style shutters), heated ladder rack towel rail.

BALCONY

Enclosed by glazed balustrade and from where a delightful view over the lakes and of the Roughs can be enjoyed with Lympne Castle in the distance.

BEDROOM

Range of built-in wardrobe cupboards with contemporary sliding doors, recessed lighting, double glazed windows to side and rear (fitted with folding plantation style shutters), radiator.

BEDROOM

Built-in wardrobe cupboard concealed by sliding mirrored doors with shelved alcove to side, double glazed window to front (fitted with folding plantation style shutters) and enjoying views over the lake, radiator.





BEDROOM

double glazed window to rear (fitted with folding plantation style shutters) overlooking the garden, radiator.

SHOWER ROOM

Fitted with a contemporary suite comprising a tiled shower enclosure with thermostatically controlled shower, low level WC with a concealed cistern, wall hung washbasin with mixer tap and illuminated mirrored cabinet above, shaver point, localised tiling, recessed lighting, extractor fan, heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is laid to lawn with a paved pathway leading to the front door and a double-width driveway providing off-road parking for two vehicles, side by side, and access to the **oak-framed car barn** which is equipped with an EV charging point.

REAR GARDEN

The garden to the rear of the property is well enclosed by close boarded timber panelled fencing and incorporates a generous paved terrace encompassing a **detached timber-framed outbuilding** which is supplied with power and light and has windows to the side and the front, and is entered via a pair of casement doors. The remainder of the garden is laid largely to lawn, outside power point, outside tap.

EPC Rating Band B

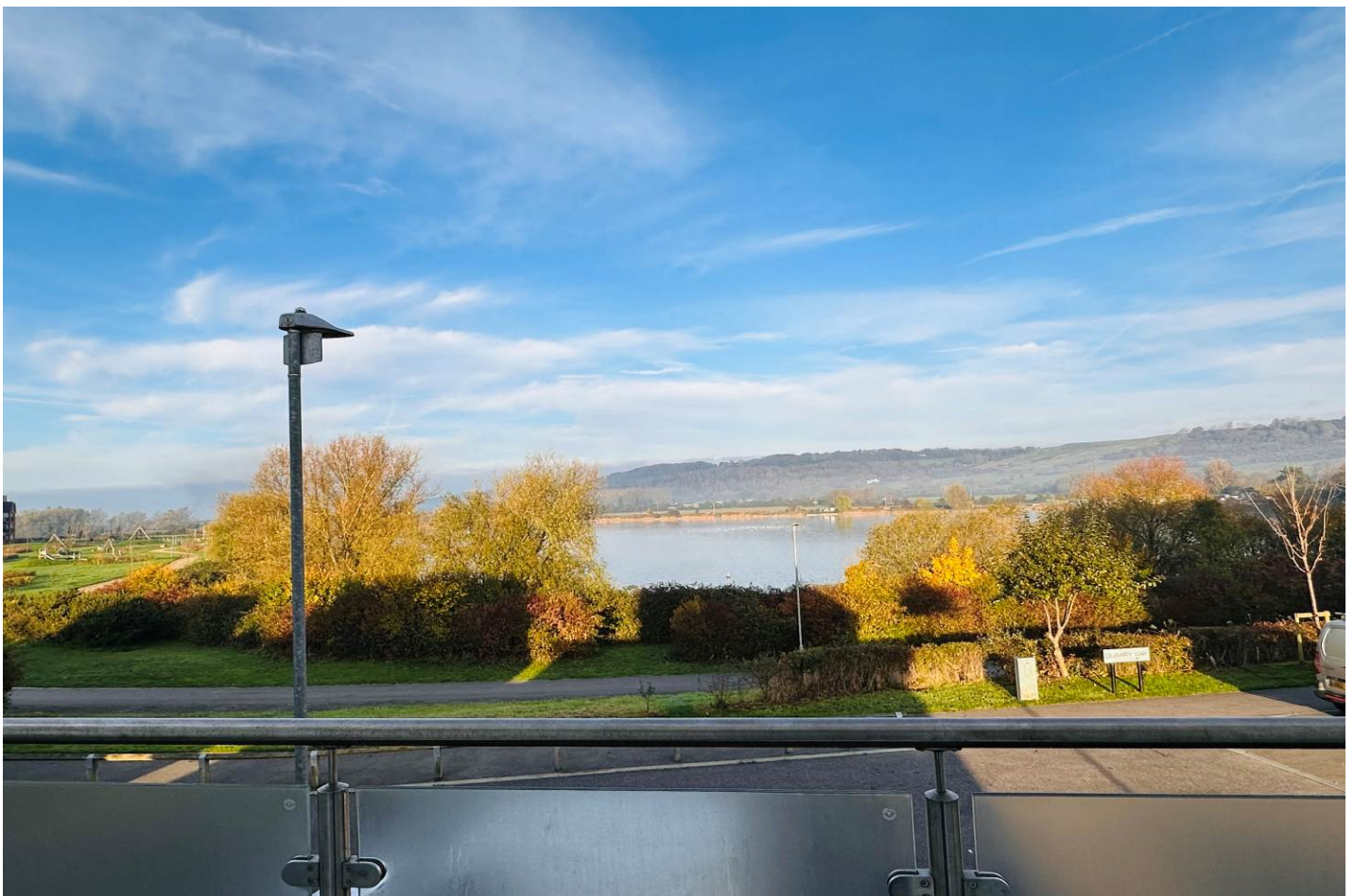
Estate Fees: Kent Gateway Block management: Bi-annual fee of £138.37
Residential Management Group: Half-yearly service charge payments of £97.41

COUNCIL TAX

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

VIEWING

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





Castle View, Hythe

Approximate Gross Internal Area :-
Ground Floor :- 58.81 sq m / 633 sq ft
First Floor :- 61.41 sq m / 661 sq ft
Total :- 120.22 sq m / 1294 sq ft

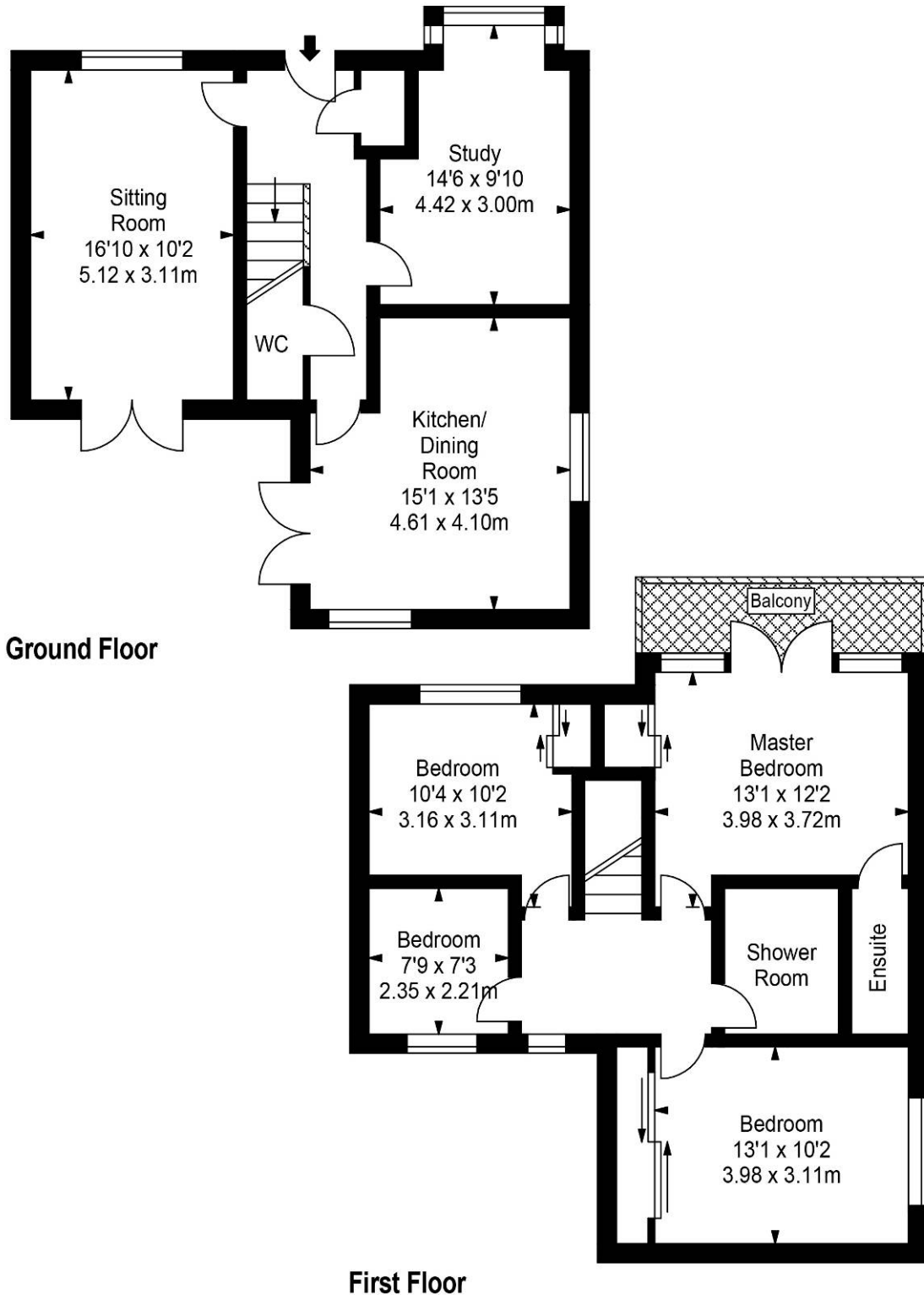


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floor plan by: www.creativeplanetlk.com