

LAWRENCE & Co

- of Hythe -

49 High Street, Hythe, Kent CT21 5AD



**25 HILLCREST ROAD,
HYTHE**

£1,185,000 Freehold

Situated in one of Hythe's most exclusive locations from where it commands a magnificent southerly panorama over the town and of the sea, this handsome detached house offers 2909 sq ft of versatile accommodation including 3 reception rooms, conservatory and 5 bedrooms. Double garage, parking, garden. EPC D.



25 Hillcrest Road, Hythe CT21 5EU

**Entrance Hall, Sitting Room, Dining Room, Conservatory, Study,
Kitchen/Breakfast Room, Utility Room, Cloakroom,
Five Bedrooms (One En-Suite), Two Bathrooms,
Detached Double Garage, Ample Parking, Beautiful Garden**

DESCRIPTION

Occupying a prime position on one of Hythe's most coveted addresses, this handsome detached house commands an enviable southerly panorama over Hythe, of the sea, to the coast of France and around the bay to Dungeness from all of the principal rooms.

The property, which appears to have been beautifully maintained by the owners, offers impeccably presented accommodation which is of particularly comfortable proportions totalling approximately 2909 square feet (plus the garage). This includes a welcoming entrance hall leading to the generous sitting room which leads to the dining room, both rooms opening into a lovely conservatory from where the stunning views can be enjoyed. The dining room also opens into the generously sized kitchen/breakfast room. A study, utility room and cloakroom complete the ground floor. On the first floor there are four double bedrooms and a sleek modern bathroom, the principal room with walk-in wardrobe and en-suite shower room fitted in a similar style to the bathroom. The second floor comprises an additional living space opening to a south/sea facing balcony, the fifth bedroom which is very large and could potentially be divided to create two rooms and a further bathroom.

To the front of the house there is a large block paved driveway providing ample parking and access to the detached double garage. To the rear the garden is a delight having been thoughtfully planted for year round interest. There is a lovely terrace providing the perfect vantage point in which to relax, dine alfresco and from where to truly appreciate the unrivalled views.

SITUATION

This unique property is situated in an exclusive location on the seaward side of Hillcrest Road from where it commands a magnificent southerly vista over the town, of the sea, around the bay to Dungeness and to the coast of France on a clear day. A pedestrian walkway (Church Hill) leads down to North Road and in turn, the town centre. It is also a relatively level walk from the centre of Saltwood with its pretty village green, local shop, Michelin starred restaurant, pub, historic church and castle. There are two excellent primary schools within only a short walk and Brockhill Performing Arts College is only a little further. There are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both.

Hythe is well served with 4 supermarkets (including Waitrose) and enjoys a vibrant High Street boasting an array of independent shops, boutiques, cafes and restaurants. There is a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, cricket and squash clubs etc. together with the Hotel Imperial Leisure Centre and two golf courses. Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 2 miles, the Channel Tunnel Terminal 4 miles, the ferry port of Dover 10 miles and Ashford International Passenger Station 12 miles. The High Speed Link is available from both Folkestone (5 miles) and Ashford (12 miles) with journey times to St Pancras of around 53 minutes and 38 minutes respectively (all times and distances are approximate).



The accommodation comprises:

ENTRANCE HALL

Entered via a panelled door, triple glazed windows to either side, staircase to 1st floor with moulded handrail, block and turned banister rails and terminating in a coordinating newel post, access to understairs storage cupboard, access to deep cloaks cupboard, coved ceiling, radiator, double doors opening to:-

SITTING ROOM

Fireplace recess housing woodburning stove over a tiled hearth, coved ceiling, triple glazed window to rear overlooking the garden and commanding for reaching views over Hythe and of the sea, radiators, glazed double doors leading to dining room, double glazed double doors opening to:-

CONSERVATORY

Of timber framed and triple glazed construction above a brick built base and beneath a pitched polycarbonate roof, windows to two sides and casement doors opening to and overlooking the rear garden and enjoying views over Hythe and a sweeping panorama of the sea, around the bay to the hills at Fairlight and to Dungeness in the distance, pair of wall light points, polished porcelain tiled floor, pair of double glazed doors returning to:-

DINING ROOM

Coved ceiling, triple glazed window to side, glazed double doors to sitting room, radiator, door to:-

KITCHEN/BREAKFAST ROOM

A generous space well fitted with a comprehensive range of base cupboard and drawer units incorporating recess and plumbing for washing machine, square edged worktops inset with stainless steel 1 1/2 half bowl sink and drainer unit and four burner Deitrick electric hob, tiled splashback, coordinating wall cupboards and shelving, integrated fridge, integrated eyelevel double oven/grill, peninsula breakfast bar creating a divide between the kitchen and breakfast area, tiled flooring throughout, triple glazed window to side, corner bay with triple glazed windows to front, side and rear from where a view of the sea can be enjoyed, radiators.

UTILITY ROOM

Base cupboards with recess and plumbing for washing machine, roll top worksurface inset with stainless steel sink and drainer unit with mixer tap, tiled splashback, wall shelving, full height shelved storage cupboard with recessed side for freestanding fridge/freezer, tiled floor, triple glazed window to side, panelled and double glazed door to side, radiator.

CLOAKROOM

Fitted with a contemporary suite comprising low-level WC with concealed cistern, wash basin with mixer tap, tiled splashback and vanity cupboard below, triple glazed obscured window to side, wall mounted heated ladder towel rail.

FIRST FLOOR LANDING

Staircase continuing to 2nd floor, coved ceiling, triple glazed window to front, two radiators, access to deep shelved heated linen cupboard housing factory lagged hot water cylinder, doors to:-

PRINCIPAL BEDROOM

Wall light points, built-in dressing table and flight of drawers, coved ceiling, pair of triple glazed windows to rear commanding a magnificent panorama over Hythe, of the sea and around the bay to Dungeness, radiators, range of built-in wardrobe cupboards, door to **walk-in wardrobe** cupboard and door to:-

EN-SUITE SHOWER ROOM

Well fitted with a contemporary suite comprising tiled shower enclosure with thermostatically controlled shower, wall hung wash basin with mixer tap and vanity drawers below, low level WC, recessed lighting, obscured triple glazed window to side, wall mounted heated ladder towel rail.

BEDROOM 2

Built-in wardrobe cupboards concealed by sliding mirrored doors, coved ceiling, triple glazed window to rear commanding far reaching views over Hythe, of the sea and around the bay to Dungeness, radiator.

BEDROOM

Recess for built-in wardrobe currently open and equipped with shelving and hanging rail, suspended bay with triple glazed windows to front, radiator.



BEDROOM

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

BATHROOM

Fitted with a contemporary suite comprising panelled bath with a tiled surround with mixer tap, walk-in twin sized shower enclosure fitted with thermostatically controlled shower, close coupled WC, wall hung wash basin with mixer tap, tiled splashback, flight of vanity drawers below and coordinating mirrored vanity unit above, shaver point, recessed lighting, extractor fan, obscure triple glazed window to side, two contemporary radiators.

SECOND FLOOR LANDING

Access to loft space by hatch fitted with loft ladder, double doors giving access to deep walk-in storage cupboard, coved ceiling, double glazed sliding patio doors opening to an enclosed **balcony** to the rear from where a magnificent panorama over Hythe, of the sea and around the bay to Dungeness can be enjoyed, deep storage cupboard housing Ideal Mexico 2 gas fired boiler, triple glazed window to front, radiator, doors to:-

BEDROOM

A particularly generous space with triple glazed windows to the side enjoying views of The Roughs and the hills at Fairlight, triple glazed window to rear commanding magnificent views over Hythe, of the sea and around the bay to Dungeness, radiators.

BATHROOM

Deep Jacuzzi bath in tiled surround, tiled shower enclosure with thermostatically controlled shower, pedestal wash basin, low level WC, tiled walls, obscured triple glazed window to side.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a brick built wall with a deep border planted with a variety of shrubs. The remainder of the garden is occupied by a generous driveway which is blocked paved in a herringbone design and provides parking and turning for numerous vehicles and access to the detached double garage. Side access can be gained to the rear garden.

DOUBLE GARAGE

Electronically operated up and over door to front, power and light, personal door and window to side.

REAR GARDEN

The garden to the rear of the property is well enclosed by close boarded timber panelled fencing and enjoys a southerly aspect. Directly to the rear of the house is a generous paved terrace, the ideal vantage point from which to enjoy the stunning views. From here a flight of steps leads down to the remainder of the garden which is laid extensively to lawn edged by sculpted borders well stocked with a variety of shrubs, herbaceous and other plants including roses, Japanese anemone, fuchsia, daisies, choisya amongst others, together with various specimen trees including flowering cherries and a lilac. To the far left-hand corner of the garden is a further paved terrace set beneath a timber framed structure affording an element of shelter if required.

EPC Rating Band D

COUNCIL TAX

Band G approx. £4,177.90 (2026/27)
Folkestone & Hythe District Council.

VIEWING

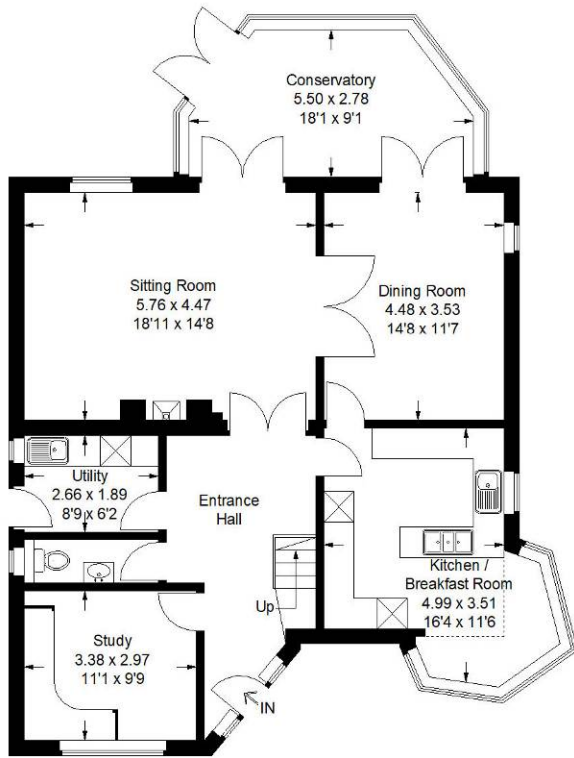
Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

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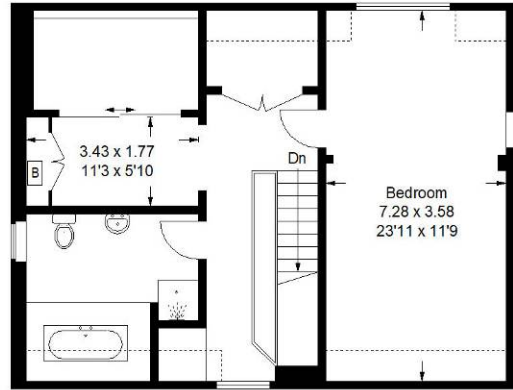


Hillcrest Road, Hythe, CT21

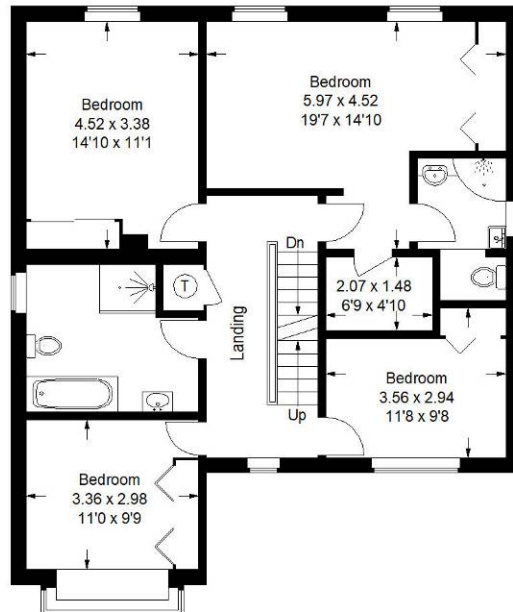
Approximate Gross Internal Area
 Ground Floor = 111.1 sq m / 1196 sq ft
 First Floor = 90.1 sq m / 970 sq ft
 Second Floor = 69.0 sq m / 743 sq ft
 Total = 270.2 sq m / 2909 sq ft



Ground Floor



Second Floor



First Floor


 = Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1095885)