



7 Earlsfield Road Hythe Kent CT21 5PE  
Guide £775,000

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# 7 Earlsfield Road

Hythe Kent CT21 5PE

An impressive four bedroom detached extended house located just a short stroll from the Royal Military canal.

## Situation

Located just a short stroll from the banks of the Royal Military Canal and the unspoilt seafront beyond, this property enjoys a sought-after position within an established residential area on level ground. Hythe's vibrant High Street is within easy walking distance, offering an eclectic mix of independent shops, boutiques, cafés, restaurants, and a selection of supermarkets.

Regular bus services operate nearby, and the area is well served by a range of respected schools, including the boys' and girls' grammar schools in neighbouring Folkestone.

For commuters, high-speed rail services from Folkestone West provide access to London St Pancras via HS1 in under an hour. The M20 motorway is also easily accessible, linking to the wider Kent road network, while the Eurotunnel terminal at Cheriton offers convenient routes to France and continental Europe.

## The Property

Deceptive from the outside, this extended and refurbished 1930s detached home reveals spacious, flexible accommodation arranged over two floors. Blending period character with modern style, it offers comfortable and practical family living.

A welcoming reception hall leads to a bright front sitting room featuring a bay window and an attractive fireplace. To the rear, a contemporary kitchen is fitted with matching units, granite worktops and integrated appliances, along with recess with space for a washing machine.

A separate family and dining room enjoys French doors opening to the garden, enhanced by

excellent natural light. A ground floor cloakroom and a versatile dual-aspect study/5<sup>th</sup> double bedroom complete the layout.

Upstairs, four well-proportioned double bedrooms provide ample space, including a principal bedroom with ensuite shower room. A modern family bathroom serves the remaining bedrooms. Overall, this charming home offers generous, adaptable space ideal for modern family life.

## Outside

Externally, the property is equally appealing. To the front, a smart block-paved driveway provides off-road parking and a wooden side gate gives secure access to the rear.

The back garden has been thoughtfully arranged to create an attractive and functional outdoor space. A front and rear patio area provides the perfect setting for al fresco dining and entertaining. An inviting summerhouse adds versatility, or additional storage. Elevated flower borders frame the garden, planted with a variety of shrubs, bushes and seasonal planting.

Overall, the outside space complements the home perfectly, offering a pleasant and private setting.

## Services

We understand all main services are installed.

## 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**



Total Approximate Area = 1947 sq ft / 180.8 sq m  
For identification only - Not to scale

- Study**  
10' x 8'6 (3.05 x 2.58)
- Dining / Family Room**  
31'5 x 10'11 (9.58 x 3.33)
- Kitchen**  
22'8 x 12'5 (3.79 x 6.91)
- Reception Room**  
15'7 x 12'6 (4.75 x 3.80)
- Bedroom One**  
27'7 x 10' (8.41 x 3.06)
- Bedroom Two**  
13'11 x 9'11 (4.24 x 3.02)
- Bedroom Three**  
12'6 x 10' (3.82 x 3.35)
- Bedroom Four**  
10'10 x 8'11 (3.31 x 2.72)

**GROUND FLOOR**  
Approx. 1089 SQFT (INTERNAL)

**FIRST FLOOR**  
Approx. 858 SQFT (INTERNAL)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Colebrook Sturrock 2014 Limited. REF: 1419438

## Tenure

Freehold

## Current Council Tax Band: E

EPC Rating: C

## 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		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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