



49 High Street, Hythe, Kent CT21 5AD



20 SENE PARK, HYTHE

£775,000 Freehold

A beautifully appointed detached single storey dwelling in an exclusive location, from where it commands stunning views over Hythe and of the sea. The accommodation comprises an open plan living space, modern kitchen, three bedrooms and a contemporary bathroom. Gardens, courtyard, garage, parking. EPC D



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20 Sene Park Hythe CT21 5XB

**Entrance Hall, Sitting/Dining Room, Kitchen, Cloakroom,
3 Double Bedrooms, Bathroom,
Generous Garage, Ample Parking, Gardens and Courtyard**

DESCRIPTION

This beautifully modernised single storey dwelling occupies a prime position within Hythe's sought-after Sene Park, enjoying a superb south-westerly outlook with far-reaching views across Hythe, of the sea, and around Hythe Bay towards Dungeness.

Extending to approximately 1,507 sq ft (including the garage), the property offers generously proportioned, light-filled accommodation, enhanced by large picture windows throughout. The layout includes a welcoming entrance hall leading to the cloakroom and to the spacious sitting/dining room with an adjoining contemporary kitchen. Both spaces open onto the courtyard garden and the sitting room commands the most magnificent vista of the sea. An inner hallway provides access to three very comfortable bedrooms, two with fitted wardrobes, and the contemporary family bathroom.

Set within well-kept, easy-to-manage gardens, the property enjoys a peaceful and private setting, enhanced by lawned areas and mature shrubs. Accessed from the living space and from the sitting room is a delightfully secluded courtyard garden, perfect for alfresco dining and entertaining. To the front, a spacious driveway offers ample off-road parking and provides access to the attached, generously sized garage.

SITUATION

Sene Park is a particularly desirable residential location, occupying an elevated position on the hillside above the town. The development is characterised by individually designed detached properties, many of which enjoy far-reaching views across Hythe, the English Channel and Hythe Bay towards Dungeness.

The setting combines a peaceful, established residential environment with excellent accessibility to the town. Hythe's bustling High Street is within reasonable walking distance and offers an strong selection of independent shops, cafés, restaurants and everyday amenities, together with four supermarkets, including Waitrose. The seafront and Royal Military Canal are also readily accessible, providing opportunities for coastal walks and outdoor recreation.

For commuters, the M20 at Junction 11 is approximately 3½ miles away, while Sandling railway station is around 2½ miles distant. High-speed rail services to London St Pancras are available from both Folkestone and Ashford, with journey times of under an hour. The Channel Tunnel is approximately 4 miles away, placing continental Europe within easy reach.

The accommodation comprises:

ENTRANCE HALL

Entered via a UPVC and obscured double glazed door with UPVC and obscured double glazed windows to either side, timber effect flooring, UPVC and obscured double glazed door and window opening to rear garden, door giving access to deep storage cupboard, radiator, door to cloakroom and obscured glazed door to:

LIVING SPACE

A generous open plan space flooded with light from a large double glazed picture window to the front and a deeper double glazed bay window to front, both of which command magnificent views over Hythe, to the hills at Fairlight of the sea and around the bay to Dungeness, coved ceiling, double glazed sliding patio doors, opening to and uniting the space with the courtyard garden to the side, two radiators, electric heater, door to inner hall, door to:

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units incorporating deep pan drawers and recesses for freestanding dishwasher and washing machine, square-edged marble effect worktops, inset with one-and-a-half bowl ceramic sink and drainer with mixer tap and four-burner induction hob with glazed splashback and extractor hood above, coordinating wall cabinets incorporating glazed display cabinets, timber effect flooring, space for freestanding fridge freezer, integrated eye-level double oven/combi microwave oven, recessed lighting, double glazed window to front, double glazed sliding patio doors opening to and uniting the space with the courtyard garden.

INNER HALLWAY

A comprehensive run of built-in storage cupboards incorporating shelving and housing the wall-mounted gas-fired Worcester boiler, recessed lighting, doors to:

BEDROOM

Comprehensive range of fitted wardrobe cupboards, wall light point, coved ceiling, double glazed picture, window to front commanding magnificent views over Hythe, of the sea and around the bay to Dungeness, radiator.

BEDROOM

Wall light point, double glazed picture window to front commanding magnificent views over Hythe, of the sea and around the bay to Dungeness, radiator.

BEDROOM

Coved ceiling, range of built-in wardrobe cupboards and shelving, double glazed picture window to side overlooking the garden, radiator.

BATHROOM

Well fitted with a contemporary suite comprising panelled bath with mixer tap and handheld shower, shower enclosure fitted with thermostatically controlled shower, low level WC with concealed cistern and preformed wash basin with mixer tap and vanity cupboards below, illuminated wall mirror, timber effect flooring, recessed lighting, extractor fan, high level obscured double glazed window to side heated ladder towel rail.

OUTSIDE

PARKING

To the front of the property is a generous block-paved driveway providing **off-road parking** for a number of vehicles and access to the garage. A personal gate gives access to the courtyard garden.

GARAGE

Of a generous size with electronically operated roller door to front, power and light, UPVC and double glazed personal door and double glazed window to side.





THE GARDEN

The garden to the front and side of the property is laid to a generous expanse of lawn dotted with a variety of specimen shrubs and other plants including hydrangea, hebe, lavender, euonymus and fuchsias, amongst others, together with a glorious smoke bush and lilac. The area is backed by an evergreen hedge.

THE COURTYARD GARDEN

The courtyard garden, accessible from the living space and kitchen, is a delightfully secluded area enclosed by brick built walls and being paved for ease of maintenance providing a delightful area for alfresco dining and entertaining. There are various raised beds planted with a variety of shrubs, herbaceous and other plants.

EPC Rating Band D

COUNCIL TAX

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

VIEWING

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

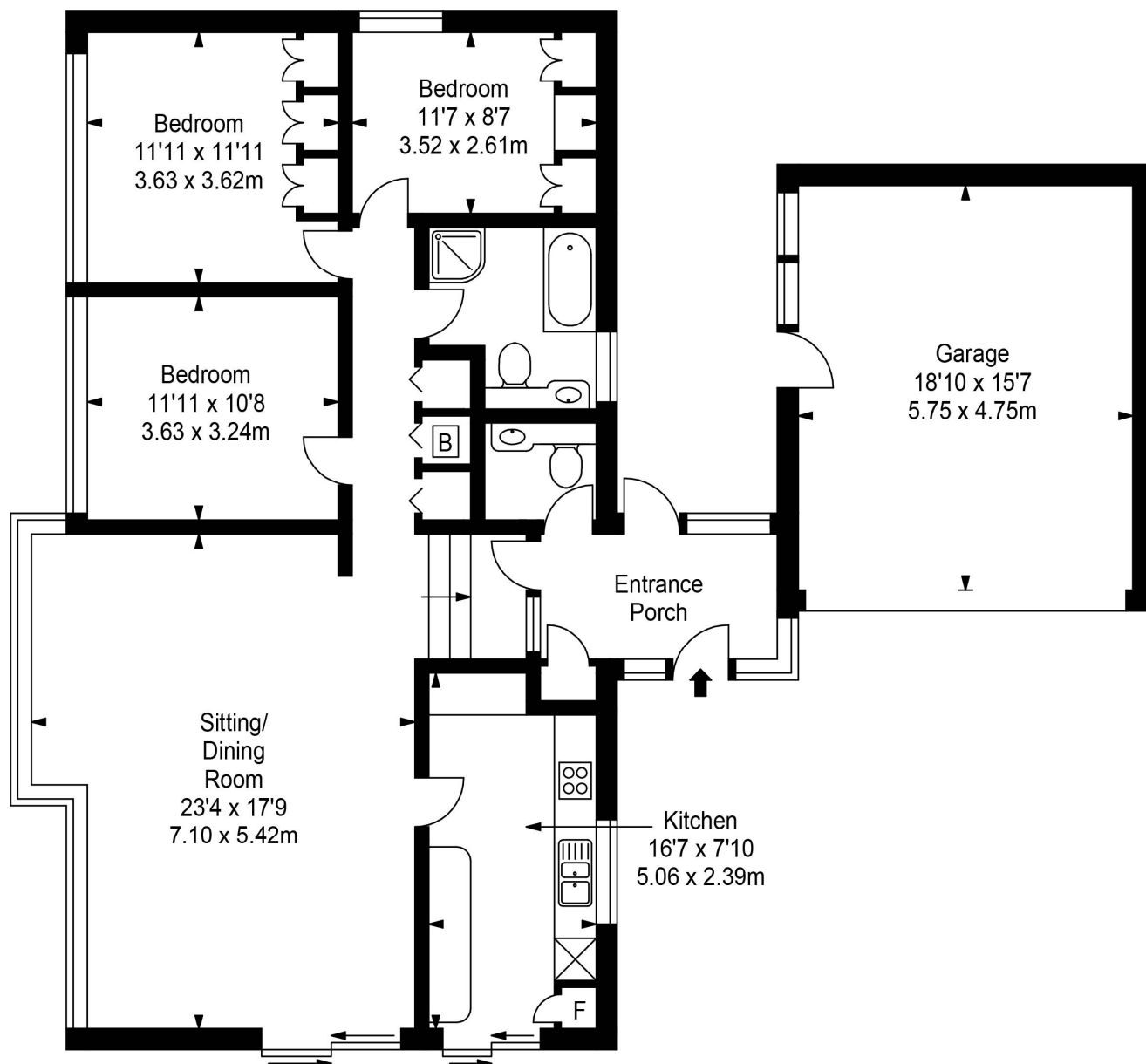
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Sene Park, Hythe

Approximate Gross Internal Area :-
Ground Floor :- 140.00 sq m / 1507 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetlk.com