



49 High Street, Hythe, Kent CT21 5AD



**62 HARPSWOOD LANE,
HYTHE**

**£275,000 Freehold
No Onward Chain**

A well situated family home on the cusp of the village of Saltwood in a particularly desirable location, close to schools and bus routes. The property offers surprisingly spacious accommodation including a sitting/dining room, kitchen, cloakroom and two double bedrooms. South west facing garden, garage. EPC C



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**62 Harpswood Lane
Hythe
CT21 4BJ**

**Entrance Hall, Sitting/Dining Room, Kitchen, Cloakroom
Two Double Bedrooms, Bathroom,
Gardens to Front & Rear, Garage**

DESCRIPTION

Believed to have been built by Charliers, local developers held in high regard and still in existence today, an exceptionally well situated family house offering surprisingly spacious, light and airy accommodation which includes a welcoming hallway, generous sitting/dining room with a full wall of glazing overlooking and uniting the space with the garden beyond. There is also a generous kitchen and a cloakroom on the ground floor. The first floor enjoys two double bedrooms, one offering stunning views over Hythe and of the side, and a spacious bathroom, also with a separate shower.

The property would benefit from some general updating but offers the potential to create a particularly comfortable home. It has been priced to reflect the work required and is thought well worthy of any expenditure required.

The house has a lawned garden to the front and to the rear the garden benefits from a south westerly aspect. It incorporates an expanse of lawn and a generous paved terrace. There is also a garden shed. Nearby the property also benefits from a garage en-bloc.

SITUATION

Harpswood Lane is a particularly sought after residential location betwixt the centre of Hythe and the Village Green at Saltwood with its well regarded public house, newsagents and popular restaurant. Hythe High Street is within reasonable walking distance with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsbury and Aldi), doctors and dentists surgeries, etc. The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further and there are a variety of sports and leisure facilities in the vicinity, including 2 golf courses, cricket, bowls, squash and tennis clubs and the Hotel Imperial Leisure Centre.

The property is also conveniently situated for access to St Augustines Primary School, Saltwood Primary School, Hythe Bay Primary School and Brockhill Park Performing Arts College. The larger town of Folkestone is 6 miles and the Cathedral City of Canterbury 16 miles.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 1.5 miles) and access to the M20 (Junction 11 3.5 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (6 miles) and Ashford International (12 miles), with journey times of 53 and 37 minutes respectively. Eurostar trains to Paris and Brussels also depart from the latter. The Channel Tunnel Terminal is around 4 miles away and the ferry port of Dover is 15 miles away. (All distances are approximate.)



The accommodation comprises:

ENTRANCE HALL

Entered via a timber panelled and obscured glazed door, staircase to first floor, coved ceiling, radiator, doors to:

SITTING/DINING ROOM

Wall-mounted electric fire, coved ceiling, floor to ceiling, double glazed picture window and casement door opening to and overlooking the rear garden, radiator.

KITCHEN

Fitted with a range of base cupboard and drawer units, incorporating integrated electric oven, space for freestanding fridge, space and plumbing for washing machine, roll top work surfaces inset with four burner gas hob and stainless steel sink and drainer with mixer tap, tiled splashbacks, coordinating wall cupboards, wall mounted ideal logic gas fired boiler, full height part shelved storage cupboard, coved ceiling, recessed lighting, double glazed window to front.

CLOAKROOM

Low level WC, corner wash basin, high level window to front.

FIRST FLOOR LANDING

Access to loft space via a hatch fitted with a loft ladder, built-in shelved linen cupboard with electric heater, coved ceiling, doors to:

BEDROOM

Full wall range of built-in wardrobe cupboards concealed by folding doors, coved ceiling, double glazed picture window to rear, commanding far-reaching views over Hythe, of the sea and around the bay to Dungeness, radiator.

BEDROOM

Range of built-in wardrobe cupboards concealed by folding doors, coved ceiling, double glazed window to front, radiator.

BATHROOM

Panelled bath with mixer tap, tiled shower enclosure with thermostatically controlled shower, low level WC, pedestal wash basin with mixer tap, tiled floor, walls tiled to half height, extractor fan, recessed lighting, heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is laid mainly to lawn with a pathway leading to the front door and a small paved area directly to the front of the house.

REAR GARDEN

The garden to the rear of the property enjoys a south westerly aspect and incorporates a paved terrace directly to the rear of the house which extends to the remainder of the garden which is laid largely to lawn edged by a variety of shrubs and other plants including fuchsia, wygelia, lavender, laurel and yew. To the far end of the garden is a timber-framed storage shed.

GARAGE

Single garage en-block, up and over door to front.

EPC Rating Band C

COUNCIL TAX

Band D approx. £2,409.11 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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



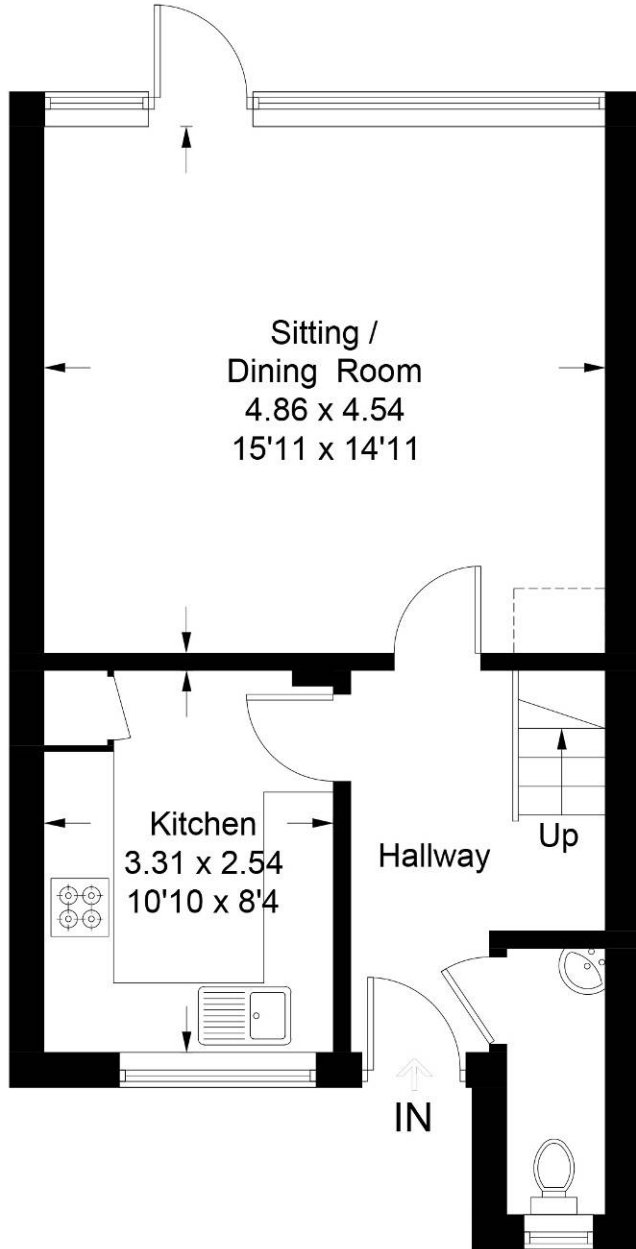




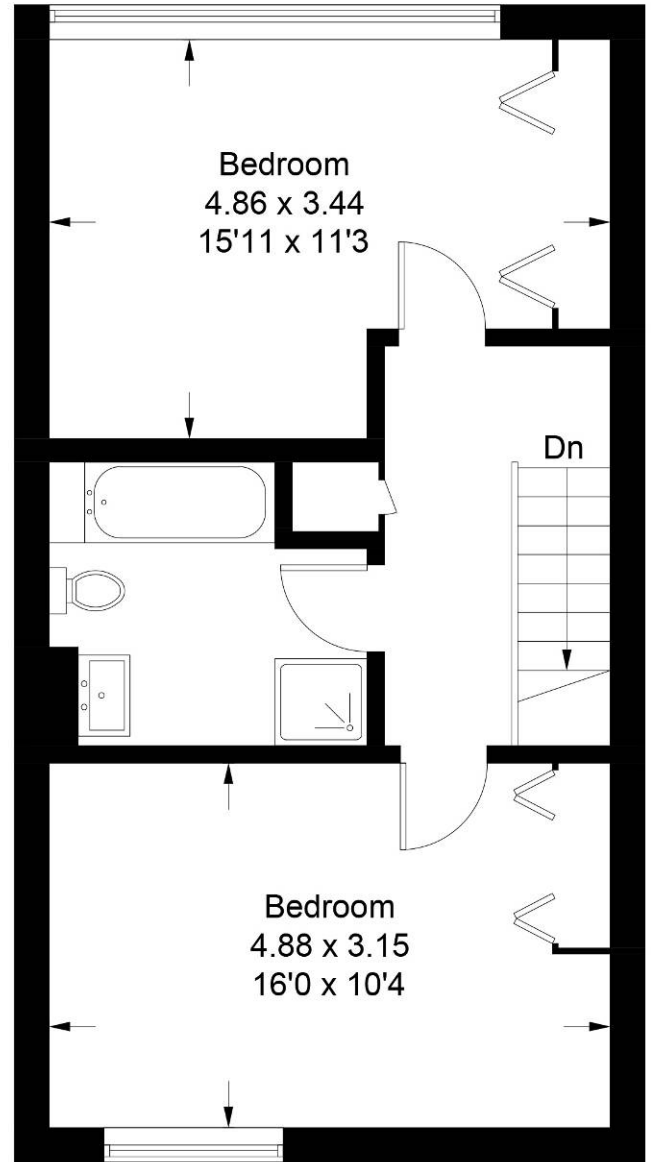
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Harpwood Lane, Hythe, CT21

Approximate Gross Internal Area = 85.8 sq m / 923 sq ft



Ground Floor



First Floor

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