



49 High Street, Hythe, Kent CT21 5AD



9 NURSERY FIELDS, HYTHE

£375,000 Freehold
No Onward Chain

Situated on a sought after cul-de-sac on the lower hillside, this thoughtfully extended detached bungalow enjoys comfortable accommodation with two reception rooms and two bedrooms. It is in need of some updating but could provide a very comfortable home. Secluded garden, garage and parking. EPC E.



9 Nursery Fields, Hythe CT21 4DL

Entrance Hall, Sitting Room, Dining Room, Kitchen, Two Bedrooms, Bathroom, Gardens to Front and Rear, Garage and Parking

DESCRIPTION

This well situated detached bungalow offers comfortably proportioned, light and airy accommodation which has benefitted from a well considered extension to the side which has enhanced the space considerably.

The property appears to have been generally well maintained although it is fair to say that it would now benefit from some general updating but offers intending purchasers the opportunity to create a beautiful home tailored to suit their own tastes and requirements. It is considered well worthy of any expenditure required and has been priced accordingly.

The accommodation comprises an entrance hall, sitting room leading to separate dining room, kitchen, two double bedrooms and a bathroom. There is a generous driveway providing parking, a garage and a delightful garden which has been designed for ease of maintenance and provides a lovely environment in which to dine alfresco.

SITUATION

Nursery Fields is a highly desirable residential area on the lower hillside, around 1/3 of a mile from the town centre and with bus routes to the surrounding areas. The town is well catered for with its 4 supermarkets (including Waitrose, Sainsbury and Aldi), bustling high street with a diverse range of independent shops, boutiques, cafes, restaurants, doctors surgeries and dentists etc. The attractive and unspoilt seafront is approximately 20 minutes walk and the Royal Military Canal, with pleasant towpath is nearby. There is a wide variety of sporting and leisure facilities in the area including the Hotel Imperial Leisure Centre, cricket, bowling and lawn tennis clubs, 2 golf courses and sailing club. There are two good primary schools in the vicinity and a Performing Arts School for ages 11 - 18. There are boys and girls grammar schools in Folkestone which are served by a free bus service from Hythe.

Hythe is very conveniently located for easy access to the M20, Channel Tunnel Terminal, ferry port of Dover, etc. Sandling main line railway station, approximately 2 miles away on the outskirts of Saltwood, offers regular commuter services to the City. (All distances are approximate). High Speed Link services to London, St Pancras are available at Folkestone West (with journey times of under an hour) and Ashford International.

The accommodation comprises:

ENTRANCE HALL

Entered via a UPVC and obscured double-glazed door, access to heated linen cupboard housing lagged hot water cylinder, access to built-in coats cupboard, access to loft space, coved ceiling, radiator, doors to:

SITTING ROOM

Coved ceiling, suspended bay with double-glazed windows to front overlooking the garden, radiator, archway to:



DINING ROOM

Coved ceiling, double-glazed window to front overlooking the garden, double-glazed casement doors opening to and overlooking the rear garden, radiator.

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating freestanding electric stove and space for under-counter fridge and freezer, roll-top work surface inset with stainless steel sink and drainer unit with mixer tap, tiled splashbacks, coordinating wall cupboards, low-level wall-mounted gas-fired boiler, coved ceiling, double-glazed window to front.

BEDROOM

Coved ceiling, double-glazed window to rear overlooking the garden, radiator.

BEDROOM

Coved ceiling, double-glazed window to rear overlooking the garden, radiator.

BATHROOM.

Panelled bath, low-level WC with concealed cistern, washbasin set into worktop with vanity cupboard below, tiled walls, recessed lighting, obscured secondary glazed window to side, radiator.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is laid to lawn with a central bed planted with a specimen magnolia. A driveway provides off-road parking for a number of vehicles and access to the:

GARAGE

Up and over door to front, personal door and window to rear, power and light.

REAR GARDEN

Accessed from the dining room is a paved terrace set beneath an awning with a polycarbonate roof. Beyond this is a further paved terrace leading to the remainder of the garden which is enclosed by timber panelled fencing and laid largely to lawn with an area topped in shingle for ease of maintenance.

EPC Rating Band E

COUNCIL TAX

Band D approx. £2409.11 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.







Nursery Fields, Hythe, CT21

Approximate Gross Internal Area = 76.4 sq m / 822 sq ft

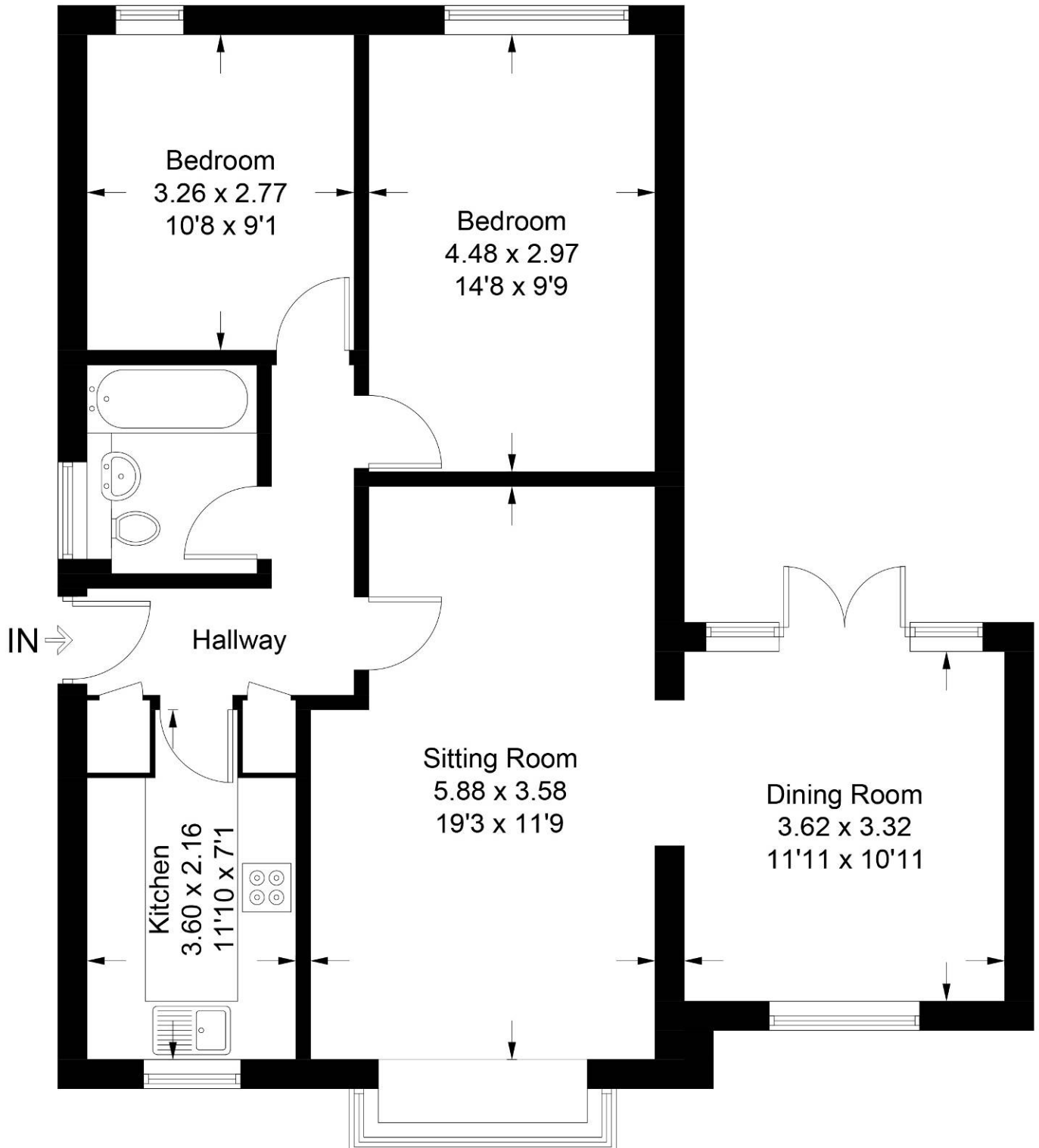


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1187435)