



49 High Street, Hythe, Kent CT21 5AD



## 90 NORTH ROAD HYTHE

**£299,950 Freehold**  
**NO ONWARD CHAIN**

A charming semi-detached period cottage in a desirable location, nestled on Hythe's picturesque hillside & enjoying some lovely views over the town & to the sea. The property enjoys surprisingly spacious accommodation with a sitting/dining room, kitchen, two double bedrooms & bathroom. Courtyard Garden. EPC D



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**90 North Road  
Hythe  
CT21 5DX**

**Sitting/Dining Room, Kitchen,  
Two Bedrooms, Bathroom,  
Delightful Garden**

**DESCRIPTION**

90 North Road is a spacious semi-detached period home, ideally positioned on Hythe's picturesque hillside. The well-proportioned accommodation features a generous open-plan sitting and dining room, staircase to the first floor and open through to the well-appointed kitchen. Upstairs, there are two double bedrooms, with the principal bedroom enjoying attractive views across the town and out to the sea, along with a family bathroom.

To the rear, the property benefits from a charming courtyard garden, providing a wonderfully private setting for relaxing or entertaining.

**SITUATION**

A desirable location within the sought after conservation area on Hythe's picturesque lower hillside. Church Hill, opposite the property, is lined with hollyhocks throughout the summer and leads straight down the hill to the town centre. Church Hill leads onto Great Conduit Street (Hythe's shortest road) and directly into the bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys and Aldi), doctors' surgeries, etc. Schools are also excellent with Hythe Bay C of E Primary, Saltwood C of E Primary, St Augustines Catholic Primary & Brockhill Park Performing Arts College all being accessible. There are also two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both.

The attractive, unspoilt seafront and picturesque Royal Military Canal are a short walk away together with a variety of sports and leisure facilities, including 2 golf courses, swimming pool, cricket, squash, bowls and lawn tennis clubs together with the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 2 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)

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The accommodation comprises:

Entered via a timber effect and obscure double glazed door opening to:

### **SITTING/DINING ROOM**

A generous space arranged in two sections defined by a central open square archway. To the front of the house is the **sitting room** with dado rail, coved ceiling, attractive timber fireplace surround with cast iron insert above a marble hearth, timber framed and double glazed sash window to front, radiator, open plan to **dining room** with staircase to first floor with polished timber moulded hand rail, block and turned banister rails and terminating in a square newel post, access to deep understairs storage cupboard, further fitted storage cupboard to recess to side of chimney breast, dado rail, coved ceiling, timber effect flooring throughout, radiator, open through to:

### **KITCHEN**

Part vaulted ceiling, well fitted with a range of base cupboard and drawer units incorporating recesses and plumbing for washing machine and slim-line dishwasher, integrated electric oven, wood block effect work surfaces inset with 5-burner gas hob and stainless steel sink and drainer with mixer tap, tiled splashbacks, range of co-ordinating wall cupboards with concealed lighting beneath and extractor hood above the hob, space for free-standing fridge/freezer, tiled floor, double glazed door to rear opening to and overlooking the courtyard garden with double glazed window to side, radiator.

### **MEZZANINE LANDING**

Staircase continuing to first floor, door to :

### **BATHROOM**

P ended panelled bath with mixer tap and shower attachment, glazed shower screen, wall hung wash basin with vanity drawers below, low level WC with concealed cistern, localised tiling, extractor fan, obscured double glazed window to side, heated ladder rack towel rail.

### **FIRST FLOOR LANDING**

Access to deep shelved storage cupboard, radiator, doors to:

### **BEDROOM 1**

Full wall range of fitted wardrobe cupboards concealed behind sliding mirrored doors, coved ceiling, timber framed double glazed window to front commanding far reaching views over the town to the sea and around the bay to Dungeness, radiator.

### **BEDROOM 2**

Attractive exposed wood tongue and groove panelled wall, cupboard fitted to recess to side of chimney breast, double glazed window to rear overlooking the courtyard, radiator.

### **OUTSIDE**

#### **REAR GARDEN**

To the rear of the house is a delightfully secluded courtyard garden backed by a high brick wall and tiled for ease of maintenance providing a lovely environment for alfresco entertaining. Outside lighting and cold water tap, storage shed.

### **EPC Rating D**

### **COUNCIL TAX**

Band B approx. £1949.68 (2026/27)  
Folkestone & Hythe District Council.

### **VIEWING**

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









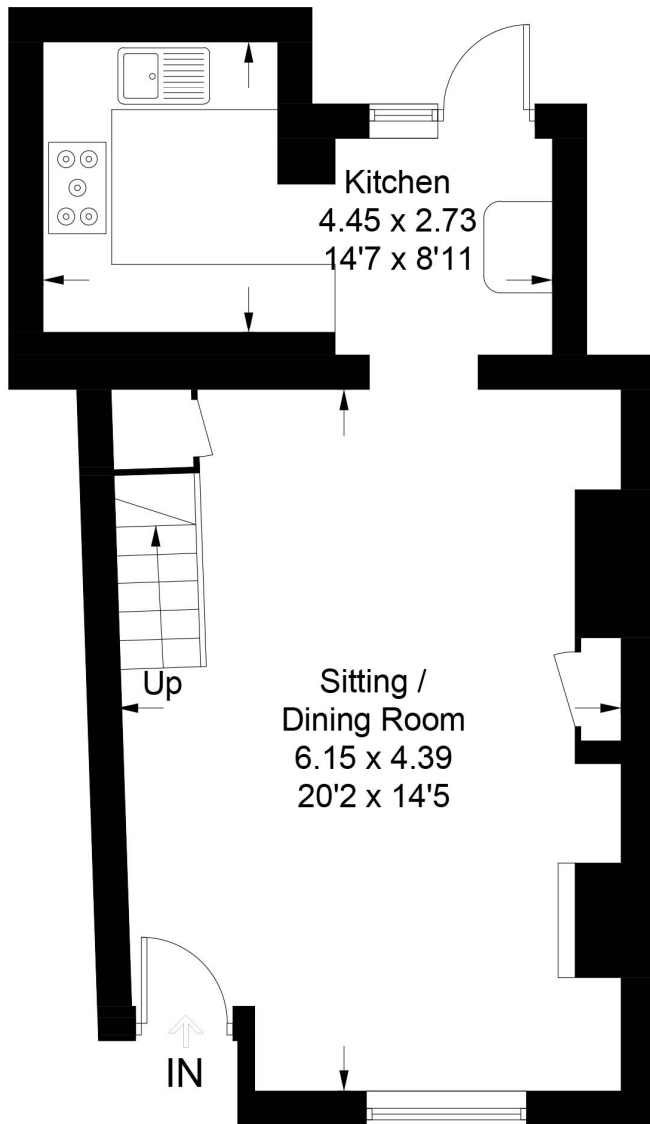




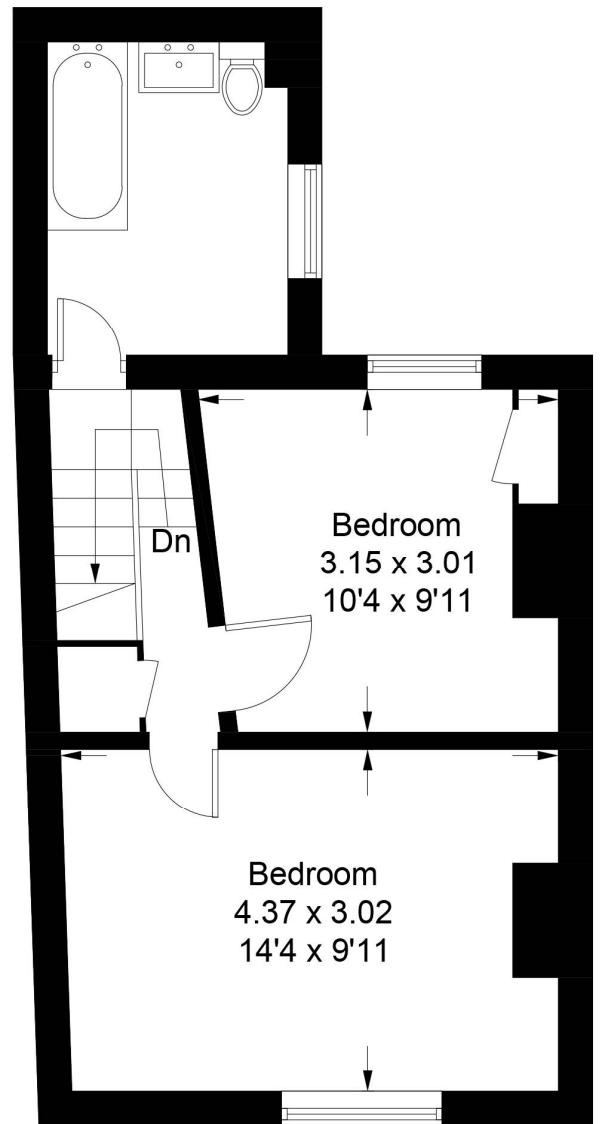


# North Road, Hythe, CT21

Approximate Gross Internal Area  
Ground Floor = 37.5 sq m / 404 sq ft  
First Floor = 33.2 sq m / 357 sq ft  
Total = 70.7 sq m / 761 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1304416)