



49 High Street, Hythe, Kent CT21 5AD



## 7 NAPIER GARDENS, HYTHE

**£449,950 Freehold**

This handsome semi-detached house is situated in what is amongst Hythe's most desirable locations, on level ground between the canal and the seafront. Comprising a sitting room, dining room open plan to the kitchen, conservatory, two double bedrooms and a bathroom. Delightful gardens to front and rear. EPC D



# 7 Napier Gardens Hythe CT21 6DD

## Entrance Vestibule, Entrance Hall, Sitting Room, Dining Room Open Plan to The Kitchen, Conservatory, Two Double Bedrooms, Bathroom, Gardens To Front & Rear, Summerhouse

### DESCRIPTION

This handsome semi-detached house is well situated on a particularly desirable cul-de-sac comprising similarly attractive properties. The house offers comfortably proportioned accommodation comprising a welcoming entrance hall, sitting room, dining room open plan to the kitchen and a conservatory. On the first floor there are two double bedrooms and a bathroom.

To the rear of the house there is a delightfully secluded garden, an ideal environment for alfresco dining and entertaining. The garden also incorporates a very useful summerhouse/home office.

### SITUATION

Forming part of Hythe's desirable conservation area, Napier Gardens is a particularly sought after cul-de-sac on level ground, to the south of the Royal Military Canal, moments from the seafront and a short, level walk from the busy High Street with 4 supermarkets (including Waitrose, Aldi and Sainsburys, indeed Waitrose can be reached by walking to the end of the cul-de-sac, up Ladies Walk and along the banks of the canal without coming into contact with a main road), range of independent shops, boutiques, cafes and restaurants. There is a selection of sports and leisure facilities in the vicinity, including tennis, bowls, cricket and squash clubs, water sports, etc. The larger town of Folkestone is 5 miles distant and the Cathedral City of Canterbury 15 miles.

The area is convenient for communication to London and the Continent with the M20 motorway (Junction 11) 2½ miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Saltwood just over 2 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West). (All distances are approximate.)

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The accommodation comprises:

#### **ENTRANCE VESTIBULE**

Entered via a double glazed door with obscured double glazed windows to side, timber panelled and glazed door to:

#### **ENTRANCE HALL**

Staircase to first floor, access to under stairs cupboard, double glazed window to side, radiator, door to kitchen and dining room, door:

#### **SITING ROOM**

Double glazed bay window to front, attractive painted timber fireplace surround with marble insert and fireplace recess, high level double glazed window to side, coved ceiling, timber effect flooring, radiator.

#### **DINING ROOM**

Picture rail, radiator, double glazed sliding doors to conservatory, open through to:

#### **KITCHEN**

Well fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine and tumble dryer, space for fridge freezer, timber effect square edged worksurfaces inset with a ceramic sink and drainer unit with mixer tap, freestanding dual fuel range cooker with extractor above, tile splashbacks, coordinating wall cupboards, wall mounted Worcester gas boiler, two double glazed windows to side.

#### **CONSERVATORY**

Of uPVC and double glazed construction above a brick built base and beneath a pitched polycarbonate roof, double glazed casement door doors giving access to the rear garden.

#### **FIRST FLOOR LANDING**

Double glazed windows to front and side, coved ceiling, radiator.

#### **BEDROOM**

Double glazed bay window to front, coved ceiling, radiator.

#### **BEDROOM**

Double glazed window to rear, picture rail, radiator.

#### **BATHROOM**

Panelled bath with thermostatically controlled shower over, low-level WC, pedestal wash basin, built-in to storage cupboard, part tiled walls, obscure double glazed window to rear, radiator.

#### **OUTSIDE**

##### **FRONT GARDEN**

The garden to the front of the property is set behind a brick built wall and accessed via a gate and predominantly laid to lawn with borders planted with a variety of shrubs, herbaceous and other plants, including roses and bluebells. A gate to the side of the property gives access to the:

##### **REAR GARDEN**

Directly to the rear of the property is a decked terrace leading to an area of lawn, well enclosed and affording a good level of privacy. Incorporated in the garden is a timber framed summer house and timber framed shed (with double glazed windows and well insulated).

##### **EPC Rating D**

##### **COUNCIL TAX**

Band C approx. £2228.22 (2026/27)  
Folkestone & Hythe District Council.

##### **VIEWING**

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

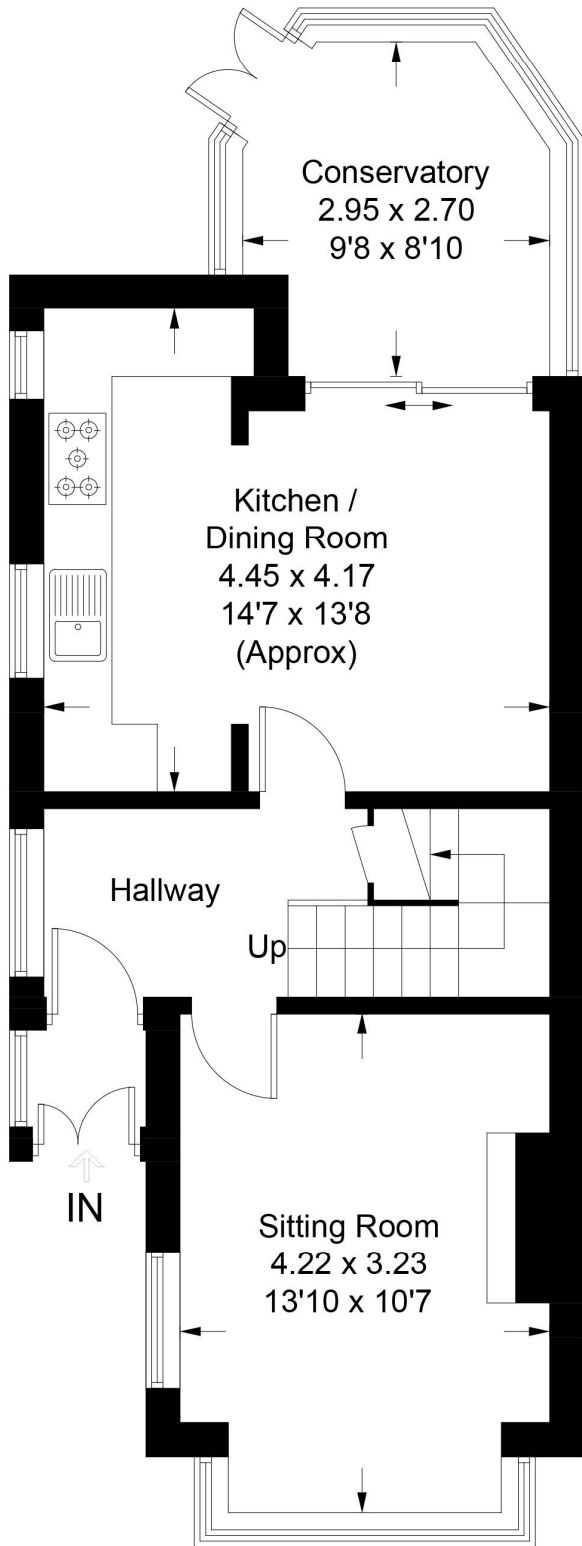




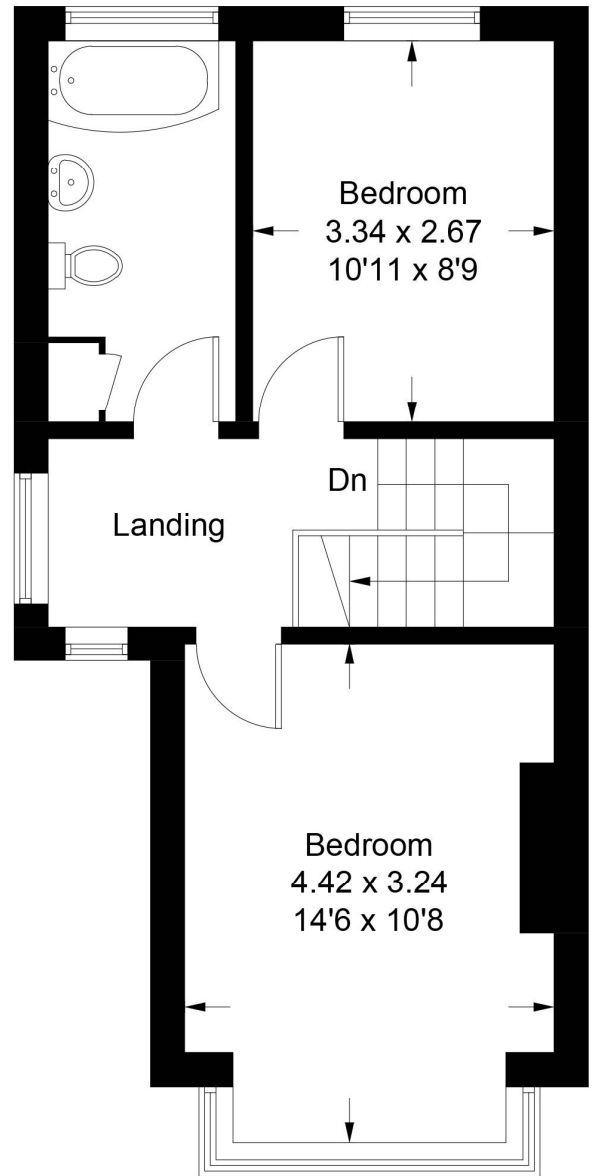


# Napier Gardens, Hythe, CT21

Approximate Gross Internal Area = 85.6 sq m / 921 sq ft



## Ground Floor



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290224)