



Courts End 1 Cannongate Close Hythe Kent CT21 5PZ
Guide £625,000 – CHAIN FREE

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Courts End

1 Cannongate Close Hythe Kent CT21 5PZ

A spacious four bedroom family home, ideally located within walking distance of the Royal Military Canal and the seafront.

Situation

The property is at the end of a quiet cul-de-sac off Cannongate Road, near Seabrook Road's bus service. Hythe High Street, with its shops, cafes, and restaurants, is close by, as is the pebble seafront with sailing, cycling, and walking opportunities.

Nearby schools include Brockhill Park and Folkestone's grammar schools. Commuters benefit from High-Speed rail to London in under an hour, plus easy access to the motorway and Channel Tunnel.

The Property

Courts End, on the market for the first time in 30 years, is a well-maintained, light-filled home with a private, sunny garden.

The ground floor includes a spacious hall, cloakroom/utility room, double garage access, a bright living room with a fireplace, and patio doors to a large conservatory. There's also a south-facing dining room, study, and a modern shaker-style kitchen with ample storage.

Upstairs, the master bedroom enjoys sea views, fitted wardrobes, and an en-suite. Three additional bedrooms, two with built-in wardrobes, share a modern family bathroom. Carpets, curtains, light fittings, and master bedroom furniture are included.

With its south-facing aspect and well-designed layout, Courts End is ideal for family living.

Outside

The property features a small front garden with a driveway leading to a double garage with an electric door, plus an internal single garage. A loft above the garage offers additional storage.

A side gate leads to the level, south-facing rear garden, which includes a patio, sun awnings, a lawn, mature fruit trees, and a timber summer house.

Services

We understand all main services are installed.

Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: F

EPC Rating: D

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 260666**

Total Approximate Area = 2412 sq ft / 224 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR
Approx. 1096 SQFT (INTERNAL)

FIRST FLOOR
Approx. 796 SQFT (INTERNAL)

- Sitting Room**
20'11 x 13'11 (6.38 x 4.23)
- Dining Room**
14'1 x 10'10 (4.29 x 3.30)
- Kitchen**
14'1 x 7'10 (4.29 x 2.40)
- Conservatory**
15'8 x 10'6 (4.77 x 3.21)
- Garage**
19'11 x 18'1 (6.07 x 5.50)
- Garage**
19'11 x 7'2 (6.08 x 2.19)
- Office**
11' x 7'10 (3.35 x 2.40)
- Bedroom One**
15' x 14'2 (4.58 x 4.32)
- Bedroom Two**
11'7 x 9'9 (3.53 x 2.97)
- Bedroom Three**
14'1 x 7'11 (4.29 x 2.41)
- Bedroom Four**
10'6 x 7'8 (3.21 x 2.34)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1228467

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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