



49 High Street, Hythe, Kent CT21 5AD



18 HILLSIDE STREET HYTHE

£389,950 Freehold

Nestled on the picturesque lower hillside in Hythe's sought after conservation area and within a short walk of the High Street, this charming 2 reception room, 2 bedroom period cottage is beautifully presented throughout and enjoys lovely views over the town and of the sea. Cottage garden to rear. EPC D



18 Hillside Street Hythe CT21 5EL

**Entrance Hall, Sitting Room, Dining Room, Kitchen,
2 Bedrooms, Bathroom
Secluded Cottage Garden to the Rear**

DESCRIPTION

This charming period cottage is nestled on Hythe's picturesque hillside within the desirable conservation area from where it commands some lovely views over the town and to the sea beyond. It forms part of a terrace of just three similarly attractive properties and is surrounded by other period of homes lending the immediate vicinity a great sense of charm and character.

The house offers light and airy accommodation with some particularly attractive original features throughout such as polished floor boards, joinery and fireplaces. The accommodation includes an entrance hall, sitting room, separate dining room, well fitted kitchen, 2 bedrooms and a first floor bathroom. There may also be scope to extend into the side return and/or convert the attic should additional space be required (subject to all necessary consents and approvals being obtained).

There is a delightfully secluded cottage garden to the rear incorporating a courtyard accessed from the kitchen with the remainder of the garden sloping gently away from the house with a pathway meandering through it and resulting in an elevated terrace at the far end.

SITUATION

Hillside Street is situated within the desirable Conservation Area of the town, two roads back from the bustling High Street, with its range of interesting independent shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose), doctors' surgeries, dentists etc. 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 with gym, spa and 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:

Timber panelled and glazed stable door to:

ENTRANCE HALL

Polished timber floorboards, staircase to first floor, radiator, doors to:-

SITTING ROOM

Polished timber floorboards, painted timber fireplace surround with cast iron insert and wood burning stove above a tiled hearth, recess to side fitted with low level cupboard with shelving above, deep moulded cornice, bay with sash windows to front where views to the west over the green and the bay beyond can be enjoyed, radiator, door to:

DINING ROOM

Polished timber floorboards, painted timber fireplace surround with cast iron insert, tiled hearth, storage cupboard fitted to recess to side, sash window to rear looking towards the garden, radiator, access to deep understairs storage cupboard, door to:

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated double oven and recesses with plumbing for dishwasher and washing machine, square edge wood block work surface inset with circular stainless steel sink and drainer unit with mixer tap and induction hob, tiled splashbacks, range of coordinating wall cupboards, sash window and stable door to side, sideways sash window to rear looking towards the garden, Worcester Bosch gas fired boiler, timber effect flooring, radiator.

FIRST FLOOR LANDING

Access to loft space via hatch fitted with loft ladder, the loft being predominately boarded and fitted with a Velux rooflight and offering the potential to convert to provide additional accommodation, if required, subject to all the necessary consents and approvals being obtained.

BEDROOM 1

Painted cast iron fireplace surround with storage cupboard fitted to recess to side, sash windows to front commanding lovely views over Hythe and to the sea beyond, polished timber floorboards, radiator.

BEDROOM 2

Cast iron fireplace surround, sash window to rear looking towards the garden, radiator.

BATHROOM

Freestanding roll top bath with mixer tap and shower over, low level wc, pedestal wash basin, tiled walls, recessed lighting, pair of wall light points, sash window to rear looking up the garden, heated towel radiator.

OUTSIDE

Rear garden

To the rear of the house is a pretty paved courtyard from where a flight of steps lead up to the main garden. An enchanting cottage garden with steps meandering between borders planted with a variety of herbaceous plants. The path and more steps lead to a paved terrace backed by a timber framed storage shed at the top of the garden from where views over roof tops, to the sea can be enjoyed.

NB. The property benefits from a right of access over the neighbouring property (No.16) returning to Hillside Street. No.20 enjoys the same right of way over the rear of No.18.

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.**

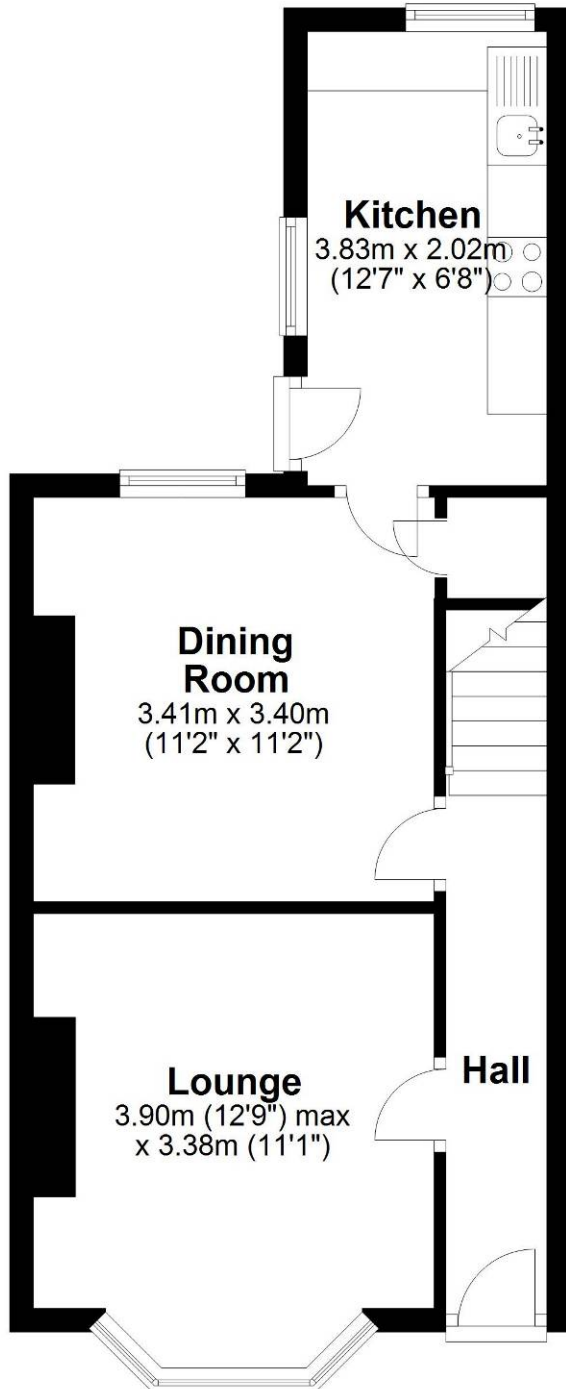






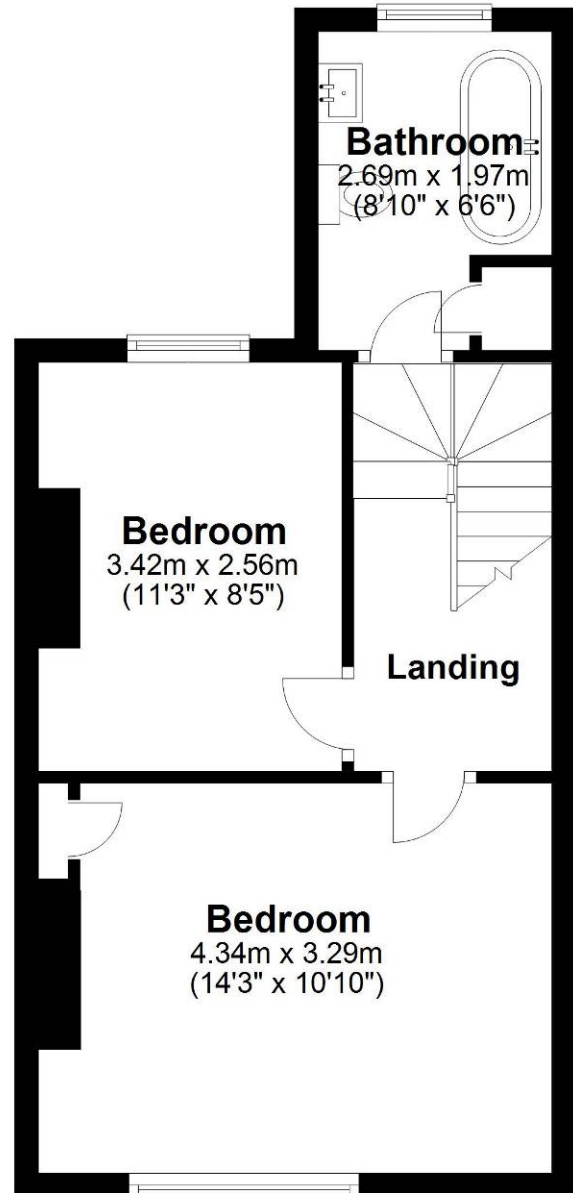
Ground Floor

Approx. 36.3 sq. metres (390.5 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.5 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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.

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