LAWRENCE & Co
- of Hythe -

49 High Street, Hythe, Kent CT21 5AD

23 IMPERIAL GARDENS HYTHE

£1,150,000 Freehold

Commanding magnificent views over the golf course and of the sea and occupying the best plot on this prestigious development, this impressive detached 3 storey house which incorporates a passenger lift, is simply stunning. Splendid open plan living space, 4 bedrooms (1 en-suite). Landscaped garden, parking. EPC B.

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23 Imperial Gardens
Hythe
CT21 6FA

Entrance Hall, Garden Room, Store Room, Utility Room, Cloakroom, Four Bedrooms, the Principal Bedroom with En-Suite Shower Room, Bathroom, Open Plan Living Space, Dining Area and Kitchen, Wraparound Balcony, Cloakroom, Parking, Landscaped Gardens to Front and Rear

DESCRIPTION

Occupying pole position on this prestigious development, this impressive detached house is the perfect home from which to enjoy all of the amenities Hythe has to offer. Everything is within reach yet you remain cosseted in the tranquil environment which is Imperial Green. The Hotel Imperial is on the doorstep offering a gym, spa, pool, champagne bar and restaurants, the beach is seconds away, enjoy beautiful walks along the promenade or along the banks of the historic Royal Military Canal, or stroll to the busting town centre.

The property is exceptional having been upgraded from the original specification and offers an impeccable standard of presentation with a sleek modern finish throughout. The accommodation, which has been designed to compliment a modern lifestyle, includes a stunning open plan kitchen/dining/living space occupying the top floor, set beneath a dramatic vaulted ceiling, enjoying expansive glazing which maximises the beautiful views over the golf course, of the sea and up the hillside. There is also a cloakroom on this floor and a generous wraparound balcony. The four bedrooms are on the first floor, the principal room with en-suite shower room and opening to a west facing balcony. On the ground floor the entrance hall leads to the utility room, a cloakroom and the garden room which has been created by converting the double garage, this leaves the house with a generous store room.

The garden is delightful having been thoughtfully landscaped to maximise the space and create the ideal environment in which to relax, dine or entertain alfresco and incorporates a year-round outdoor grill house. To the front of the house there is parking for a number of vehicles.

SITUATION

Hythe s prestigious Imperial Green development is set in the grounds of The Imperial Hotel & Leisure Centre, adjacent to the banks of the historic Royal Military Canal, on level ground, moments from the attractive unspoilt seafront and beach. A short stroll along the tow path leads to Waitrose and across the road to the town centre with its bustling High Street offering a wide range of independent shops, boutiques, cafes, restaurants, and doctors surgeries etc. The town is also well served by 4 supermarkets (including Waitrose, Sainsburys and Aldi). There is a wide range of sporting and leisure facilities available nearby, including the Hotel Imperial Leisure Centre, cricket, lawn tennis, bowls, 2 golf courses, sailing clubs, etc.

Commuting links are excellent. The High Speed Link is available from both Folkestone (3 miles) and Ashford (10.5 miles) with journey times direct to St Pancras of around 53 minutes and 38 minutes respectively. The motorway network (M20 Junction 11) is 3.5 miles distant, main line railway station at Sandling, (2.6 miles), the Channel Tunnel Terminal 4 miles, the ferry port of Dover 13.5 miles and Ashford International Passenger Station 10.5 miles. (All times and distances are approximate).

The accommodation comprises:

ENTRANCE HALL
Entered via a Hormann door, engineered oak flooring throughout, access to understairs storage cupboard, staircase to first floor, lift to first floor, radiator, doors to:-

GARDEN ROOM
Timber effect flooring with underfloor heating, recessed lighting, bi-folding double glazed doors opening to and overlooking the rear garden with views of the golf course beyond, further double glazed window to rear, door to:-

STORE ROOM
Well fitted with base cupboards and work surface, recessed lighting.

UTILITY ROOM
Space and provision for washing machine and free standing fridge with cupboards to side (one housing the water softener), rolled top timber effect worksurfaces inset with stainless steel sink and drainer unit with mixer tap, tiled splashbacks, coordinating wall cupboards, further cupboard housing Ideal Logic System S15 gas fired boiler, tiled floor, timber effect composite door with double glazed window to side opening to and overlooking the rear garden, radiator, recessed, lighting.

CLOAKROOM
Low level wc with concealed cistern, wall hung wash basin, tiled floor, recessed lighting, obscure double glazed window to rear, radiator.

FIRST FLOOR LANDING
Staircase continuing to second floor, recessed lighting, radiator, door to deep walk in heated linen cupboard housing unvented hot water cylinder, doors to:-

BEDROOM 1
Built in wardrobe cupboards, obscure double glazed corner window to front, further double glazed sliding patio doors opening to decked **balcony** to front enclosed by glazed balustrade, radiator, door to:-

EN SUITE SHOWER ROOM
Well fitted with a contemporary suite comprising twin sized shower enclosure with thermostatically controlled rain head shower with separate hand held attachment, low level wc with concealed cistern, wash basin with mixer tap and vanity cupboard below and with mirrored reveal above, shaver point, recessed lighting, extractor fan, heated ladder rack towel rail, obscure double glazed window to front.

BEDROOM 2
Corner double glazed window to rear enjoying views over the golf course and to the sea, further double glazed window to rear, radiator.

BEDROOM 3
Built in wardrobe cupboards concealed by contemporary sliding doors, double glazed window to side, radiator.

BEDROOM 4
Double glazed window to rear overlooking the golf course, radiator.

BATHROOM
Well fitted with a contemporary suite comprising panelled bath with mixer tap and separate thermostatically controlled shower and glazed shower screen, wall hung wash basin with vanity drawers below, low level wc with concealed cistern, ceramic tiled floor and walls, heated ladder rack towel rail, recessed lighting, extractor fan, obscure double glazed window to rear.

SECOND FLOOR LANDING
Set beneath a vaulted ceiling with double glazed Velux roof light, doors to living space, camera entry phone system, door to:-

CLOAKROOM
Fitted with a contemporary suite comprising low level wc with concealed cistern, wall hung wash basin, tiled floor, recessed

lighting, extractor fan, obscure double glazed window to front, radiator.

LIVING SPACE
A generous space set beneath a dramatic vaulted ceiling incorporating pair of electronically operated double glazed Velux roof lights, engineered oak flooring throughout with a limed finish, free standing contemporary wood burning stove over a tiled hearth with contemporary cabinetry beside providing housing for TV etc and with coordinating cupboards above, double glazed window to side, double glazed sliding patio door opening to and looking beyond the balcony with views of the golf course and the sea beyond with the coast of France visible on a clear day, pair of contemporary vertical radiators, open plan to kitchen and open plan to:

DINING AREA
Coordinating flooring with that in the living space, double glazed picture window to side looking across the balcony with views of the sea, further double glazed window to rear overlooking the golf course and also with views of the sea.

KITCHEN
Well fitted with a comprehensive range of base cupboards and drawer units in a smart contemporary finish and incorporating deep pan drawers and integrated Neff dishwasher, quartz worktops with coordinating upstands and undermounted one and half bowl stainless steel sink with mixer tap and grooved drainer to side and Neff induction hob with coloured glass splashback and Elica contemporary extractor hood above, coordinating wall cupboards, further bank of units incorporating integrated Neff oven/grill**,** Neff combi oven with warming drawer beneath, integrated fridge and freezer. Double glazed corner window to front enjoying a pleasant open aspect.

BALCONY
A generous space enclosed by glazed balustrade and wrapping to the side of the property hence catching the evening sun, the perfect vantage point from which to enjoy the opens views across Hythe hillside, golf course and of the sea.

OUTSIDE

FRONT GARDEN
To the front of the property is a double width block paved driveway providing off road parking with the remainder of the garden laid to lawn and enclosed by border well stocked with a variety of predominately evergreen shrubs and other plants.

REAR GARDEN
Directly to the rear and spanning the width of the rear of the house is a generous paved terrace extending to the remainder of the garden which has been thoughtfully landscaped and is well enclosed by close boarded timber panelled fencing. From the terrace block paved and gravelled pathways encompass a circular lawn which is edged by raised beds planted with ornamental grasses and various specimen shrubs and herbaceous plants including agapanthus, photinia, cordyline, palms, phormiums and sambucus amongst others. And on the opposite side of the garden is a timber framed pergola following the curve of the lawn and supporting various climbing plants and backed by a further border planted with various shrubs. The garden also incorporates a year-round outdoor grill house.

EPC RATING Band B

SERVICE CHARGE Approx £872 per annum (payable in two instalments).

COUNCIL TAX
Band G approx. £4177.90 (2026/27) Folkestone & Hythe District Council.

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

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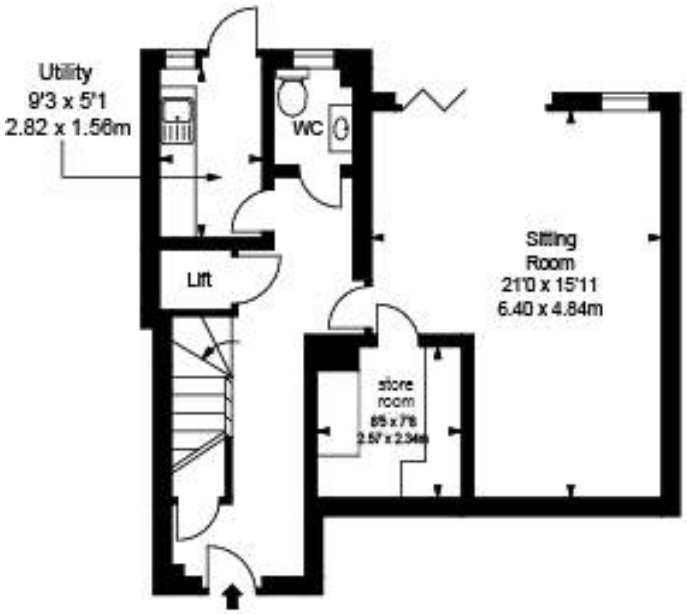
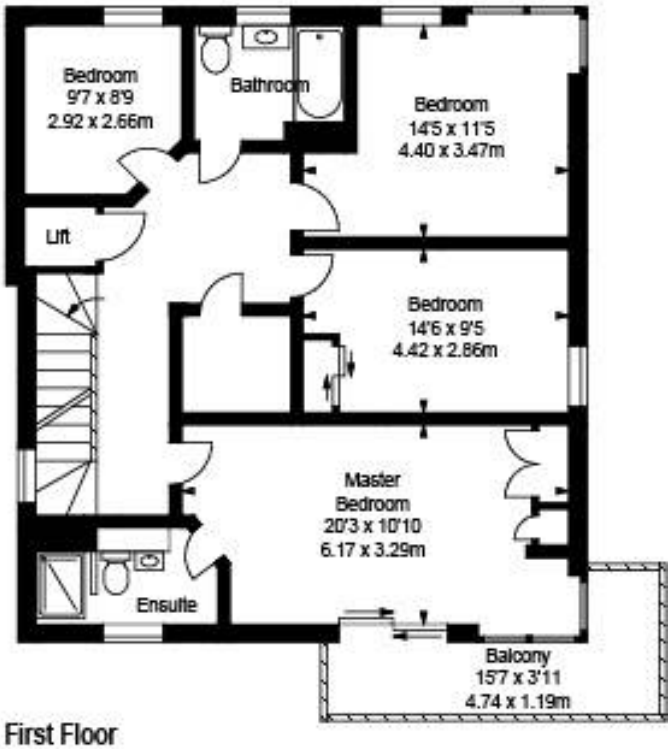
Imperial Gardens, Hythe, CT21 65A

Approximate Gross Internal Area :-
Ground Floor :- 57.97 sq m / 624 sq ft
First Floor :- 89.00 sq m / 958 sq ft
Second Floor :- 61.78 sq m / 665 sq ft
Total :- 208.75 sq m / 2247 sq ft

Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetlk.com

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