



49 High Street, Hythe, Kent CT21 5AD



## 41 NORTH ROAD, HYTHE

**£385,000 Freehold**  
**NO ONWARD CHAIN**

In a sought after location from where it enjoys glorious views over Hythe and of the sea, this deceptively spacious semi detached chalet bungalow offers versatile accommodation with 2 reception rooms, sun room, kitchen/breakfast room and 2 bedrooms. Parking, gardens to front and rear. EPC D



[www.lawrenceandco.co.uk](http://www.lawrenceandco.co.uk)

Tel: 01303 266022

email: [findahome@lawrenceandco.co.uk](mailto:findahome@lawrenceandco.co.uk)

# **41 North Road, Hythe CT21 5DT**

**Entrance Porch, Entrance Hall, Sitting Room, Dining Room, Sun Room,  
Kitchen/Breakfast Room, Bedroom, Shower Room,  
First Floor Bedroom,  
Gardens To Front and Rear, Parking**

## **DESCRIPTION**

Being sold with the benefit of no onward chain, this enviably situated semi detached chalet bungalow is positioned on Hythe's picturesque hillside from where it commands a magnificent southerly vista over the town and of the sea.

The property offers deceptively spacious, versatile accommodation and although in need of some general updating, has the potential to provide an exceptional home. The accommodation comprises an entrance porch leading to a welcoming entrance hall from where doors radiate to two reception rooms, each leading to the sun room from where views to the sea can be enjoyed a spacious kitchen/breakfast room, ground floor bedroom and a shower room. On the first floor the principal bedroom also commands stunning sea views.

There are gardens to the front and rear, the front incorporating an off road parking space and the rear with two terraces, the perfect vantage points from where to enjoy the wonderful views.

## **SITUATION**

North Road is viewed as being one of Hythe's most desirable locations being high enough up the hillside to benefit from lovely views over the town and of the sea, yet remaining within a short walk of the bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys & Aldi), doctors' surgeries, dentists etc. The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further and there are a variety of sports and leisure facilities in the vicinity, including 2 golf courses and the Hotel Imperial Leisure Centre and Spa, cricket, squash and bowls clubs 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.

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 3 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (4 miles) and Ashford International (12 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is around 4 miles away and the ferry port of Dover is 12 miles away. (All distances are approximate.)

The accommodation comprises:

## **ENTRANCE PORCH**

Entered via a UPVC and double glazed door with double glazed windows to the side overlooking the front garden, set beneath a

polycarbonate roof, panelled and obscured glazed door to:



### **ENTRANCE HALL**

Dado rail, decorative ceiling rose, radiator, doors to:

### **SITTING ROOM**

Dado rail, pair of wall light points, coved ceiling, decorative ceiling rose, radiator, double glazed casement door with double glazed window to side, opening to the sunroom to the rear from where views over Hythe, of the sea and around the bay to Dungeness can be enjoyed.

### **DINING ROOM**

Coved ceiling, staircase to first floor, radiator, double glazed sliding patio door opening to and looking through the sunroom from where views over Hythe and of the sea can be enjoyed.

### **SUNROOM**

Double glazed windows to three sides commanding a magnificent panorama over Hythe and of the sea. The whole set beneath a pitched polycarbonate roof.

### **KITCHEN/BREAKFAST ROOM**

Fitted with a range of base cupboard and drawer units, incorporating recesses and plumbing for dishwasher and washing machine with roll-top granite effect work surface inset with stainless steel sink and drainer with mixer tap, tiled splashbacks, coordinating wall cupboards, one of which houses the Worcester wall-mounted gas-fired boiler, further range of coordinating base cupboard and drawer units with recess housing freestanding stove, roll-top granite effect worktops, tiled splashbacks, contrasting wall cupboards, timber effect flooring throughout, double glazed window to front, two double glazed windows to side, radiators, cupboard housing factory-lagged hot water cylinder, obscured glazed door to:

### **SIDE PORCH**

Set beneath a polycarbonate roof, UPVC and obscured double glazed doors to front and to rear leading to the garden, radiator.

### **BEDROOM**

Window to front looking through the porch to the garden beyond, radiator.

### **SHOWER ROOM**

Walk-in twin sized tiled shower enclosure with thermostatically controlled shower, low level WC, pedestal wash basin, tiled walls, coved ceiling, double glazed window to side, heated ladder rack towel rail.

### **FIRST FLOOR LANDING**

Access to eaves storage, door to

### **BEDROOM**

Fitted wardrobes, double glazed window to front with views across Hythe and of the sea, low level WC, wall hung wash basin.

### **OUTSIDE**

#### **FRONT GARDEN**

The garden to the front of the property incorporates a driveway providing off-road **parking** for a single vehicle alongside which a flight of steps lead through the garden to the front door with the garden being topped in shingle for ease of maintenance.

#### **REAR GARDEN**

The garden to the rear of the property is enclosed largely by close boarded timber panelled fencing and incorporates a paved terrace spanning the width of the property with steps leading down to the remainder of the garden which is laid extensively to lawn. At the far end of the garden is a further elevated paved terrace from where views over Hythe and of the sea can be enjoyed.

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

#### **COUNCIL TAX**

Band D approx. £2,506.74 (2026/27)  
Folkestone & Hythe District Council.

#### **VIEWING**

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



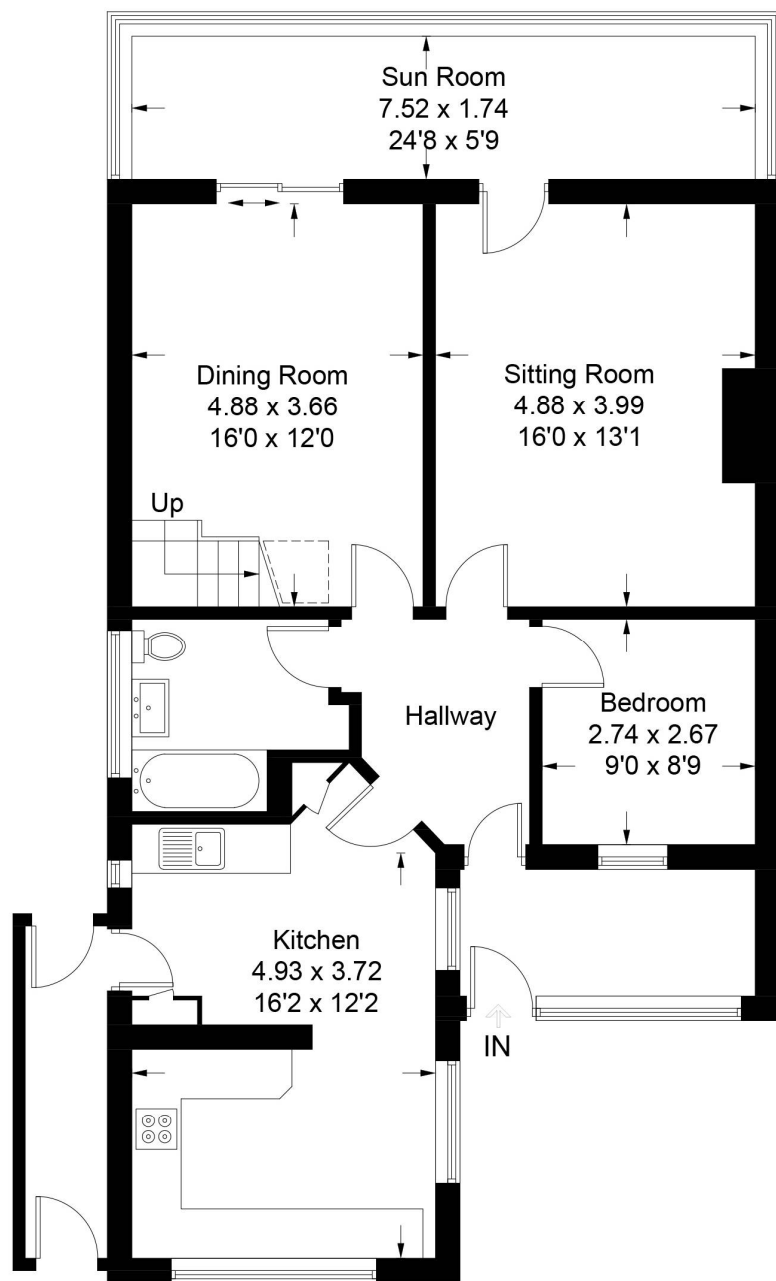




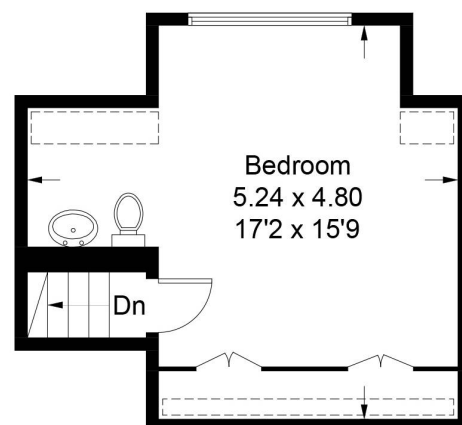
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# North Road, Hythe, CT21

Approximate Gross Internal Area = 127.4 sq m / 1371 sq ft



**Ground Floor**



**First Floor**

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