



49 High Street, Hythe, Kent CT21 5AD



18 FAIRLIGHT ROAD HYTHE

£799,000 Freehold

Situated in a sought-after position, a deceptively spacious detached chalet-style home offering impeccably presented accommodation including a stunning kitchen/dining/living space, study, snug, utility room, Four bedrooms (principal with en-suite) and a family bathroom, garage, parking and gardens. EPC E.



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**18 Fairlight Road
Hythe
CT21 4AD**

**Entrance Hall, Open Plan Kitchen/Dining/Living Space,
Snug, Study, Utility Room, Cloakroom,
Principal Bedroom with En-Suite Bathroom,
Three Further Bedrooms, Family Bathroom,
Detached Garage, Ample Off Road Parking, Delightfully Secluded Gardens**

DESCRIPTION

A truly stunning and thoughtfully extended detached family home, beautifully presented throughout and offering an exceptional sense of space, light and style. Occupying a highly sought-after and peaceful position in Hythe, the property enjoys an elevated setting, with the first floor affording far-reaching views across the town and towards the sea.

The beautifully appointed accommodation begins with a generous entrance hall, leading through to an impressive open-plan kitchen, dining and sitting room. This superb heart of the home is flooded with natural light and enjoys a lovely outlook over the rear garden. Further ground-floor accommodation includes a comfortable snug, study, cloakroom and well-equipped utility room. The first floor provides an elegant principal bedroom complete with en-suite bathroom, together with three further well-proportioned bedrooms and a stylish family bathroom.

The property stands on a generous plot and enjoys a secluded rear garden. To the front of the property is a driveway providing off road parking and access to the detached single garage.

SITUATION

Fairlight Road is viewed as being amongst Hythe's most desirable locations being high enough up the hill to benefit from lovely views over the town and to sea, yet remaining within reasonable walking distance of the vibrant High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys & Aldi), doctors' surgeries, 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, 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 together with boys and girls Grammar Schools in Folkestone.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 1.5 miles) and access to the M20 (Junction 11 2.3 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. Eurostar trains to Paris and Brussels also depart from the latter. The Channel Tunnel Terminal is around 3 miles away and the ferry port of Dover is 12 miles away. (All distances are approximate).



ENTRANCE HALL

Entered via timber panelled and glazed door with opaque glazed windows to either side, staircase to first floor dividing to the east and west, herringbone wood effect flooring, access to under the stairs storage cupboard, contemporary radiator, recessed lighting, doors to:

OPEN PLAN KITCHEN/DINING/LIVING SPACE

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units incorporating wine fridge, integrated Millie dishwasher, integrated Bosch double oven, integrated Bosch fridge and freezer, worksurface with undermounted Blanco sink with mixer tap, four burner Bosch gas hob with extractor hood above and tiled splashback, coordinating Island with wood block work surface and deep pan drawers and cupboards beneath, double glazed windows to rear and side, recessed lighting, radiator, access to deep shelved larder cupboard, door to side lobby, open through to:

DINING AREA

Double glazed sliding doors giving access to the rear garden, double glazed window to side, open through to:

SITTING ROOM

Attractive cast iron fireplace inset with gas stove on a slate hearth, double glazed window to side, radiator.

SNUG

Feature brick fireplace inset with gas fire, double glazed windows to front and side, radiator.

STUDY

Double glazed window to front, radiator.

CLOAKROOM

Low level WC, wall hung wash basin, tiled walls, obscured double glazed window.

UTILITY ROOM

Work surface inset with basin with mixer tap with cupboard beneath and with wall mounted thermostatically controlled shower to side, worksurface with recess below and plumbing for washing machine and space for tumble dryer, heated ladder rack towel rail, localised tiling, double glazed window to side.

SIDE LOBBY

Double glazed door to side.

FIRST FLOOR LANDING (East)

PRINCIPAL BEDROOM

Full wall of built-in wardrobe cupboards, built-in drawers, three double glazed windows overlooking the rear garden, Velux window to side enjoying views towards the sea, access to eaves space, door to:

EN-SUITE BATHROOM

Panelled bath with wall mounted mixer tap and shower over, glazed shower screen, low-level WC, wash basin set onto worksurface with mixer tap and vanity drawers below, heated ladder rack towel rail, opaque Velux window, tiled walls, tiled floor, recessed lighting, extractor fan.

FIRST FLOOR LANDING (West)

Velux window over stairwell.

BEDROOM

Double glazed window to front, Velux window to side, access to eaves storage, radiator.

BEDROOM

Double glazed window to front, Velux window to side with view towards the sea, access to eaves storage, radiator.

BEDROOM

Velux window to side with views towards the sea, timber effect flooring, radiator.



BATHROOM

Freestanding slipper bath with water spout and handheld shower attachment, twin wash basins set onto worksurface with vanity cupboards below and illuminated mirror over, walk-in shower with thermostatically controlled rainhead shower, low-level WC, access to storage cupboard, tiled walls, recessed lighting, extractor fan, opaque Velux window to side, heated ladder towel rail.

OUTSIDE

FRONT GARDEN

The property is approached via a block paved driveway providing off-road parking and access to the detached garage. To the side of the driveway is an area of lawn well enclosed by close boarded timber panelled fencing, specimen flowering cherry, borders planted with a variety of shrubs, EV charging point, a gate to the side gives access to the:

REAR GARDEN

Directly to rear of the property is a composite decked terrace extending to the remainder of the garden which is laid extensively to lawn,

edged by sculpted borders well stocked with a variety of specimen shrubs and other plants. A stone pathway leads to the far end of the garden and a paved terrace set beneath a timber framed gazebo. The garden is well enclosed by a mixture of close boarded timber panelled fencing mature hedging. The garden also incorporates a timber framed shed and a hot tub. Three brick built stores.

GARAGE

Electric roller door to front, power and light.

EPC Rating E

COUNCIL TAX

Band F approx. £3620.84 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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

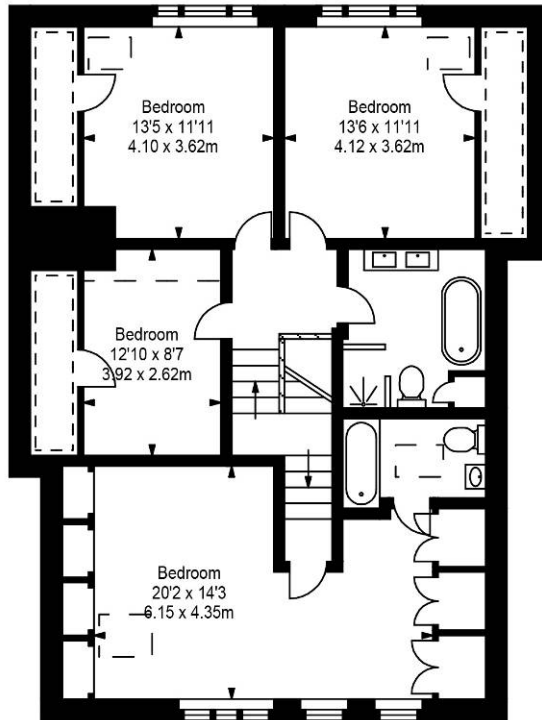




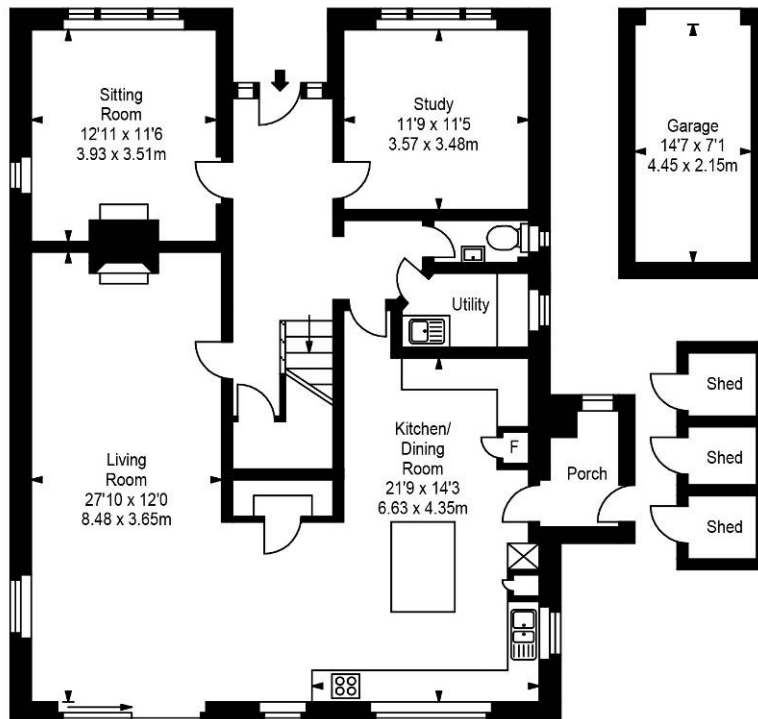
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Fairlight Road, Hythe

Approximate Gross Internal Area :-
 Ground Floor :- 121.24 sq m / 1305 sq ft
 First Floor :- 109.63 sq m / 1180 sq ft
 Garage :- 9.85 sq m / 106 sq ft
 Shed :- 5.02 sq m / 54 sq ft
 Total :- 245.74 sq m / 2645 sq ft



First Floor



Ground Floor

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