



49 High Street, Hythe, Kent CT21 5AD



**13B HILLCREST ROAD  
HYTHE**

**£385,000 Leasehold**  
**To include the Freehold**

Enviably situated in one of Hythe's most exclusive addresses this well presented upper floor maisonette enjoys magnificent views over Hythe and of the sea. Comprising a kitchen/breakfast room, sitting room with balcony, three bedrooms (one with en-suite) and a bathroom. Delightful private garden. EPC D.



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

Tel: 01303 266022

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

**13B Hillcrest Road  
Hythe  
Kent  
CT21 5EX**

**Entrance Hall, Kitchen/Breakfast Room, Sitting Room, Balcony,  
Three Bedrooms (one with en-suite Shower Room), Bathroom,  
West Facing Garden**

**DESCRIPTION**

This first and second floor maisonette forms part of a handsome building which is situated on a sought after road where the property commands magnificent views over Hythe and to the sea. Benefitting from its own entrance to the side via a flight of external steps, the maisonette, which is attractively presented and enjoys an abundance of original features, comprises an entrance hall leading to a sitting room with west facing balcony, fitted kitchen/breakfast room, bathroom and bedroom. On the first floor are two further bedrooms (one with an en-suite shower room).

A particularly attractive feature of the property is its private garden which is to the side of the building and enjoys a sunny aspect. It has been thoughtfully planted for year round interest and provides a very pleasant environment in which to relax and dine alfresco.

**SITUATION**

This property is situated in an exclusive location on Hillcrest Road from where a pedestrian walkway (Church Hill) leads down to North Road and in turn, the town centre. It is also a relatively level walk from the centre of Saltwood with its pretty village green, local shop, restaurant, pub, historic church and castle. There are two excellent primary schools within only a short walk and Brockhill Performing Arts College is only a little further. There are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both.

Hythe is well served with 4 supermarkets (including Waitrose, Sainsbury & Aldi) and enjoys a vibrant High Street with its range of independent shops, boutiques, cafes and restaurants. There is a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, cricket and squash clubs etc. together with the Hotel Imperial Leisure Centre and two golf courses. Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 2 miles, the Channel Tunnel Terminal 4 miles, the ferry port of Dover 10 miles and Ashford Station 12 miles. The High Speed Link is available from both Folkestone (5 miles) and Ashford (12 miles) with journey times to St Pancras of around 53 minutes and 38 minutes respectively (all times and distances are approximate).

Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas 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. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.





The accommodation comprises:

### **ENTRANCE HALL**

Entered via a double glazed door, staircase to top floor, access to loft space (fitted with loft ladder), access to 3 understairs storage cupboards, radiator, doors to:-

### **KITCHEN**

Square edged work surface inset with sink and drainer unit with mixer tap, Bosch gas hob with extractor hood above, tiled splashback, coordinating wall cupboards, space for freestanding fridge freezer, coordinating breakfast bar, wall mounted Worcester gas boiler, Double glaze window to side overlooking the garden and further double glaze window to rear enjoying views across Hythe and of the sea, built in cupboards, radiator.

### **BATHROOM**

Panelled bath with mixer tap and thermostatically controlled shower, low level WC, pedestal wash basin, part tiled walls, obscure double glazed window to side, heated ladder rack towel rail.

### **SITTING ROOM**

Attractive cast iron fireplace surround inset with woodburning stove, pair of double glazed windows to front, double glazed casement doors giving access to the **balcony** with views towards the Roughs, picture rail, radiator.

### **BEDROOM 1**

Fitted wardrobe cupboards, double glazed window with views across Hythe and of the sea, coved ceiling, radiator.

### **FIRST FLOOR LANDING**

Velux window, doors to:-

### **BEDROOM 2**

Access to eaves storage, double glazed windows to front and side with views towards the Roughs, access to built in cupboard, radiator.

### **BEDROOM 3**

Access to eaves storage, double glazed window to rear with views across Hythe and of the sea, radiator, door to:-

### **EN-SUITE SHOWER ROOM**

Shower enclosure with thermostatically controlled shower, low level WC, wash basin with vanity cupboard below, heated ladder rack towel rail, extractor fan.

### **OUTSIDE**

#### **THE APPROACH**

The maisonette enjoys a right of way through the front garden where a personal gate opens to the:

#### **GARDEN**

The garden to the side of the property enjoys a south-westerly aspect and is well enclosed by mature hedging and close boarded timber panelled fencing topped with trellis. The garden is laid extensively to lawn surrounded by borders planted with a variety of shrubs, herbaceous and other plants including choisya, honeysuckle, roses, a Judas tree, plum and apple trees. There's a timber framed pergola supporting an armandii clematis and a magnificent wisteria in the summer months and a secluded paved terrace, the ideal area for alfresco dining and entertaining. A flight of steps leads from the garden up to the front door.

#### **LEASE DETAILS**

TBC. Freehold to be included.

#### **SERVICE CHARGE**

£50.00 per month. Maintenance liabilities for the building are shared on a 50/50 basis with the flat below. Buildings insurance is split on the same basis.

#### **EPC Rating D**

#### **COUNCIL TAX**

Band B approx. £1708.80 (2023/24)  
Folkestone & Hythe District Council.

#### **VIEWING**

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













**Vendor photographs from last summer**





# Hillcrest Road, Hythe, CT21

Approximate Gross Internal Area  
Ground Floor = 63.2 sq m / 680 sq ft  
First Floor = 39.0 sq m / 420 sq ft  
Total Floor = 102.2 sq m / 1100 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1049196)