



49 High Street, Hythe, Kent CT21 5AD



11 TOWER GARDENS, HYTHE

£865,000 Freehold

This substantial family home occupies a generous plot in a highly desirable cul-de-sac between the Royal Military Canal and the seafront. The well proportioned accommodation totals circa 1879 sq ft and includes 3 reception rooms, conservatory and 4 bedrooms. South facing garden. Parking. EPC E.



11 Tower Gardens, Hythe CT21 6DG

**Entrance Porch, Reception Hall, Sitting Room open plan to Family Room,
Conservatory, Dining Room, Kitchen, Cloakroom, Pantry, Cloakroom,
Landing, Four Bedrooms, Bathroom,
South Facing Rear Garden, Off Street Parking**

DESCRIPTION

In a prime location, on a much coveted cul-de-sac, just moments from the beach, this substantial family home occupies a generous plot and provides accommodation which is of particularly comfortable proportions with many original features throughout.

The bright and airy accommodation, which totals circa 1879 square feet, includes an entrance porch leading to a generous reception hall with polished parquet flooring, the sitting room and family room are open plan to one another and lead to a delightful conservatory which unites the space with the garden. There is a separate dining room with the kitchen adjoining, pantry, side porch and cloakroom. On the first floor the spacious landing leads to four double bedrooms and a bathroom. There is also considerable scope to extend the property should additional space be required (subject to all necessary consents and approvals being obtained).

A particularly attractive feature of the property is the 83ft south facing garden which has been lovingly planted to provide year round interest and privacy creating a delightfully secluded environment for alfresco dining and entertaining. To the front of the house there is off street parking on the driveway.

SITUATION

Forming part of Hythe's desirable conservation area, Tower Gardens is a particularly sought after cul-de-sac, accessed from Stade Street, on level ground, to the south of the Royal Military Canal, moments from the seafront and a short, level walk from the bustling High Street with its range of independent shops, boutiques, cafes and restaurants. The town is also well served with 4 supermarkets (including Waitrose, Aldi and Sainsburys). There is a selection of sports and leisure facilities in the vicinity, including tennis, bowls, cricket and squash clubs, water sports, etc. The property is also in the catchment area for Hythe Bay Primary School and only a short walk from it. The larger town of Folkestone is 5 miles distant and the Cathedral City of Canterbury 15 miles.

The area is convenient for communication to London and the Continent with the M20 motorway (Junction 11) 3.5 miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Saltwood around 2.5 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West) with a journey time of around 53 minutes from Folkestone. (All distances are approximate.)

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a double glazed door, double glazed windows to two sides, wall light point, tiled floor, timber panelled and obscure glazed door to:-

RECEPTION HALL

Parquet wood flooring, staircase to 1st floor, access to understairs storage/cloaks cupboards, radiator, window to front, picture rail, doors to:-



SITTING ROOM

Attractive painted fireplace surround with tiled insert, tiled hearth, double glazed bay window overlooking the rear garden, radiator, coved ceiling, picture rail, open through to:-

FAMILY ROOM

Attractive painted timber fireplace surround with tiled insert, tiled hearth, door to entrance hall, coved ceiling, picture rail, radiator, open through to:-

CONSERVATORY

Of timber framed and glazed construction above a brick built base, beneath a pitched glazed roof, pair of casement doors opening to and overlooking the rear garden.

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine and dishwasher, integrated Bosch oven, worksurface inset with 1 ½ bowl stainless steel sink and drainer unit with mixer tap, Bosch ceramic hob with extractor hood above, tiled splashback's, coordinating wall cupboards, double glazed window to side and double glazed door to porch, door to:-

DINING ROOM

Double glazed bay window to front, picture rail, radiator, access to walk-in **pantry**, door back through to entrance hall.

PORCH

Door to side, tiled floor, door to:-

CLOAKROOM

Low-level WC, wall hung wash basin, wall mounted Worcester gas boiler, obscure double glazed window to side, radiator.

FIRST FLOOR LANDING

Access to loft space, door to airing cupboard housing factory lagged hot water cylinder, double glazed window over stairwell, picture rail, radiator, doors to:-

BEDROOM 1

Double glazed window overlooking the rear garden, wash basin with mixer tap and vanity cupboard below, double glazed window overlooking the rear garden, picture rail, radiator.

BEDROOM 2

Tiled fireplace surround, double glazed window overlooking the rear garden, picture rail, radiator.

BEDROOM 3

Double glazed bay window to front, wash basin with mixer tap and vanity cupboard below, attractive painted cast-iron fireplace, picture rail, radiator.

BEDROOM 4

Double glazed window to front, picture rail, radiator.

BATHROOM

Panelled bath with shower over, wash basin with vanity cupboard below, obscure double glazed window to side, recessed lighting, extractor fan, heated ladder rack towel radiator, tiled walls, tiled floor.

SEPARATE W.C.

Low-level WC, obscured double glazed window to side, recessed lighting, tiled walls, tiled floor, radiator.

OUTSIDE

FRONT

The garden to the front of the property is set behind a low brick wall with a pathway leading to the entrance, with an area of lawn to one side which is surrounded by borders stocked with a variety of shrubs, herbaceous and other plants. A driveway provides **off-road parking**. A timber gate to the side of the property gives access to the:



REAR GARDEN

The garden to the rear of the property enjoys a southerly aspect and is well enclosed by a combination of close boarded timber panelled fencing and a brick built wall. Directly to the rear of the property is a generous paved terrace stepping up to a wide expanse of lawn edged by deep sculptured borders which have been thoughtfully planted for year-round interest and incorporates a variety of shrubs, herbaceous and other plants including spirea, pittosporum, peony, camelia, roses, irises and buddleia together with various specimen trees including holly and a flowering cherry.

EPC Rating Band E.

COUNCIL TAX

Band F approx. £3173.49 (2023/24)
Folkestone & Hythe District Council.

VIEWING

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

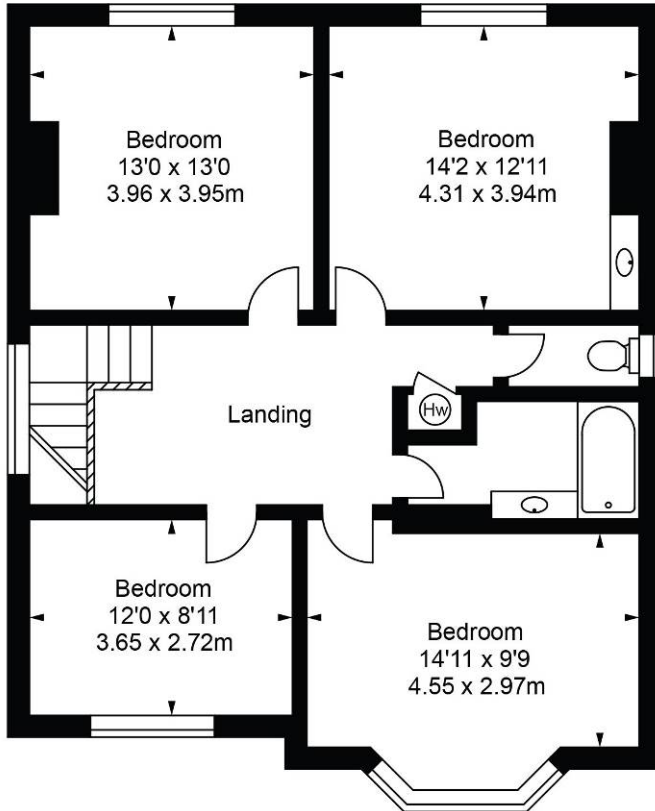




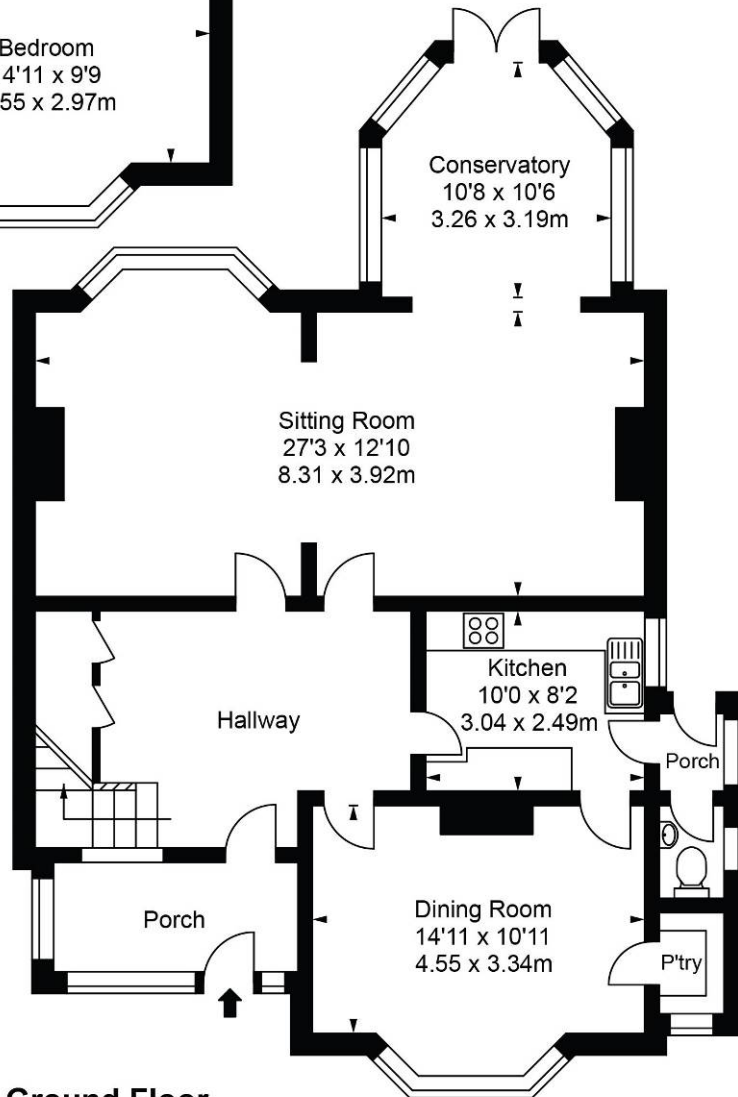
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11 Tower Gardens

Approximate Gross Internal Area :-
 Ground Floor :- 93.50 sq m / 1006 sq ft
 First Floor :- 81.10 sq m / 873 sq ft
 Total :- 174.6 sq m / 1879 sq ft



First Floor



Ground Floor

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