



49 High Street, Hythe, Kent CT21 5AD



WOODLANDS

£625,000 Freehold

124B NORTH ROAD, HYTHE

A stunning detached bungalow in a much sought after location from where it commands southerly views to the sea. The impeccably presented accommodation comprises a generous sitting/dining room, fitted kitchen, utility, 3 bedrooms (1 en-suite) & bathroom. Driveway, double garage & secluded garden. EPC C



Woodlands
124B North Road
Hythe
CT21 5DY

**Entrance Hall, Sitting/Dining Room, Kitchen, Utility Area,
Three Bedrooms (one En-Suite Shower Room), Bathroom,
Useful Attic room, Gardens To Front, Side and Rear,
Double Garage, Off-Road Parking**

DESCRIPTION

This attractive detached bungalow is situated on one of Hythe's most sought after roads on the picturesque hillside, close to St Leonards Church and within a pleasant walk down the hill to the bustling high street. The property is enviably positioned in an elevated situation from where it enjoys views over Hythe and the sea in the distance. It is more than fair to say that this exceptional detached bungalow, which has been extensively improved by the current owners, provides bright, airy and spacious accommodation which has been designed to compliment a modern lifestyle and follows a smart contemporary theme throughout.

The bungalow enjoys a generous frontage where the double width driveway provides parking to the front of the double garage. The accommodation comprises a welcoming entrance hall, a very comfortable sitting/dining room open through to the stunning Thoroughly Wood, bespoke fitted kitchen, utility area, three bedrooms with the principal room benefiting from an en-suite shower room and a sleek modern bathroom. There is also a useful attic room.

The garden is delightfully secluded, incorporates various areas in which to relax and dine alfresco and has been thoughtfully designed with ease of maintenance and year round interest in mind.

SITUATION

North Road is viewed as being one of Hythe's most desirable locations being high enough up the hill to benefit from lovely views over the town and of the sea, yet remaining within a short walk of the 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.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 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. The Channel Tunnel Terminal is around 3 miles away and the ferry port of Dover is 12 miles away. (All distances are approximate.)



The accommodation comprises:

ENTRANCE HALL

Entered via a composite door with opaque double glazed panel to side, paddle staircase to attic space, engineered oak flooring, radiator, access to deep storage cupboard, doors to:-

SITTING/DINING ROOM

A generous space with double glazed window to front overlooking the garden with views between roof tops to the sea, double glazed window to side overlooking the garden, engineered oak flooring, coved ceiling, radiator, open through to:-

KITCHEN

Beautifully fitted with bespoke cabinetry by Thoroughly Wood and comprising a range of base cupboard and drawer units incorporating integrated Bosch dishwasher, wine cooler, square edged quartz work surface inset with undermounted sink with grooved drainer to side, Neff induction hob with extractor hood above, coordinating upstands and splashback, further bank of full height cupboards incorporating recess housing freestanding American fridge freezer, integrated Neff double oven/microwave, double glazed window to rear, recessed lighting, tiled floor with under floor heating, door to:-

UTILITY AREA

Base cupboard with recess to side and plumbing for washing machine, square edged work surface, coordinating wall cupboard housing the Baxi combination boiler, double glazed window to rear, double glazed door to rear courtyard garden.

BEDROOM 1

Built in wardrobe cupboards, double glazed window to front, radiator, coved ceiling, door to:-

EN-SUITE SHOWER ROOM

Twin size shower enclosure with thermostatically controlled rainhead shower and separate hand held attachment, low level WC with concealed cistern, wash basin with mixer tap set on to work surface with vanity cupboard below, illuminated mirrored vanity cupboard above, shaver point, tiled walls, obscure double glazed window to side, recessed lighting, wood effect Amtico flooring, heated towel rail.

BEDROOM 2

Double glazed window to front, coved ceiling, radiator.

BEDROOM 3

Double glazed window to rear, coved ceiling, radiator.

BATHROOM

Panelled bath with central mixer tap, tiled shower enclosure with thermostatically controlled rain head shower and separate hand held attachment, obscure double glazed window to rear, heated ladder rack towel rail, tiled floor, tiled walls, recessed lighting, extractor fan.

ATTIC ROOM

NB: Limited head height, fully boarded with 2 double glazed Velux roof lights to front, door to:- **LOFT SPACE**

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FRONT GARDEN

To the front of the property is a double width driveway before the double garage alongside which a flight of steps lead up to a path to the front door, the remainder of the front garden is laid to extensively to lawn and a further block paved pathway returns to a sloping access at the side of the bungalow. The garden extends to the side of the bungalow where there is an ornamental pond and various other shrubs and the pathway continues to the rear garden.

REAR GARDEN

The beautifully landscaped garden to the rear of the property offers a delightfully secluded environment in which to relax and dine alfresco and is paved for ease of maintenance. The back drop of the garden is tiered, and planted with a variety of shrubs and ornamental grasses accessed via a flight of steps and leading to a decked terrace. Outside lighting, outside tap. The pathway continues to the side of the house past a

useful store/workshop leading to an elevated composite decked terrace set on top of the garage and enclosed by wrought iron balustrade. This area enjoys a due south aspect and a very pleasant setting from which to enjoy the views to the sea.

DOUBLE GARAGE

Electrically operated sectional door to front, power and light. **DOUBLE WIDTH PARKING.**

EPC Rating C

COUNCIL TAX

Band E approx. £2685.26 (2023/24)
Folkestone & Hythe District Council.

VIEWING

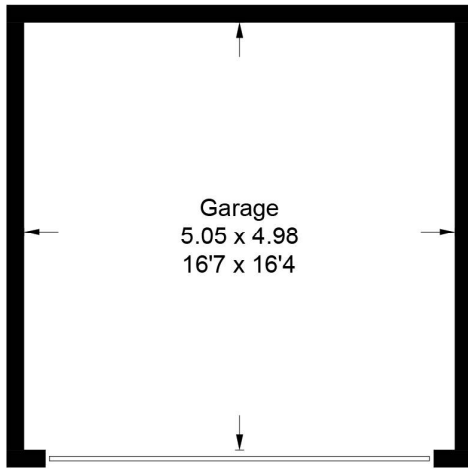
Strictly by appointment with **LAWRENCE & CO, 01303 266022.**





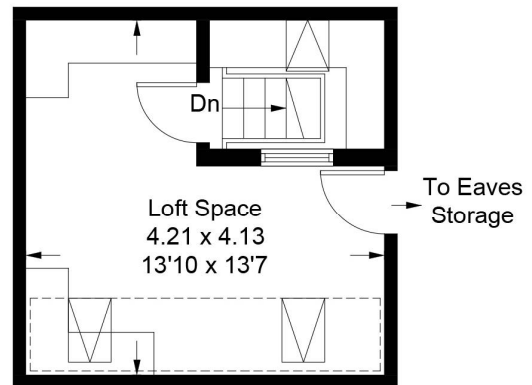
North Road, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 97.7 sq m / 1052 sq ft
First Floor = 17.4 sq m / 187 sq ft
Garage = 25.2 sq m / 271 sq ft
Total = 140.3 sq m / 1510 sq ft

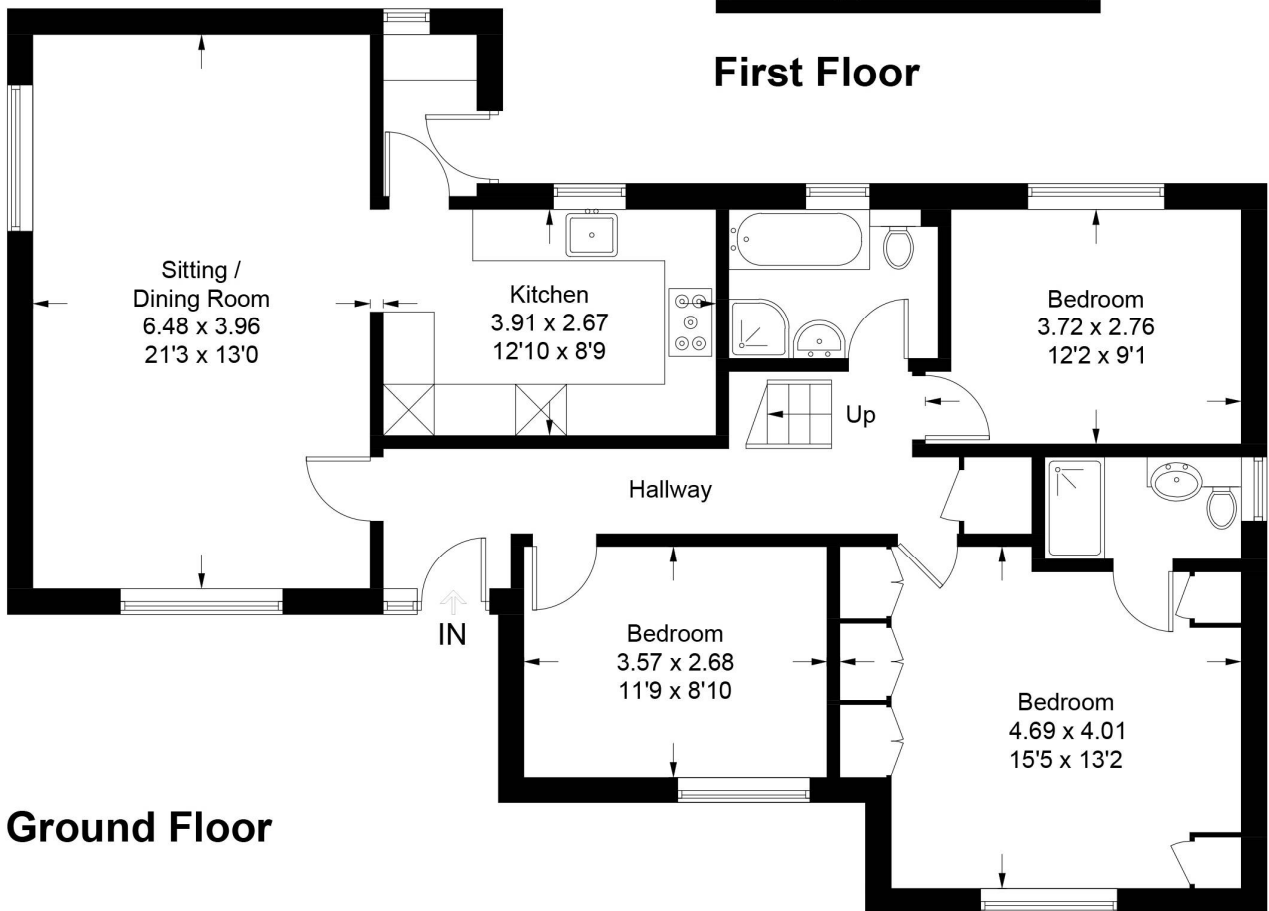


(Not Shown In Actual
Location / Orientation)

= Reduced headroom below 1.5m / 5'0



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate,
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