



49 High Street, Hythe, Kent CT21 5AD



**14 MILL FIELDS ROAD  
HYTHE**

**£425,000 Freehold**

**Well presented semi-detached family house situated on a peaceful cul-de-sac. The comfortably proportioned accommodation includes an entrance hall, cloakroom, sitting/ dining room, garden room, fitted kitchen, three double bedrooms and a bathroom. Off road parking, garage and secluded rear garden. EPC C.**



**14 Mill Fields Road  
Hythe  
CT21 4DJ**

**Entrance Hall, Sitting/Dining Room, Kitchen, Garden Room, Cloakroom,  
Three Bedrooms, Bathroom,  
Garage, Off Road Parking, Garden**

**DESCRIPTION**

This semi-detached house is well situated on a peaceful and desirable cul-de-sac. The comfortably proportioned accommodation comprises an entrance hall, generous sitting/dining room open plan to the garden room where doors open onto the garden, kitchen and cloakroom. On the first floor there are three double bedrooms and a family bathroom.

The sunny two-tiered rear garden has been designed for ease of maintenance and is delightfully secluded. The property also benefits from an integral garage and off-road parking.

**SITUATION**

Mill Fields Road is a highly desirable residential area on the lower hillside, just over half-a-mile from the town centre and with bus routes to the surrounding areas. The town is well catered for with its 4 supermarkets (including Waitrose, Sainsbury and Aldi), bustling high street with a diverse range of independent shops, boutiques, cafes, restaurants, doctors surgeries and dentists etc. The attractive and unspoilt seafront is approximately 20 minutes walk and the Royal Military Canal, with pleasant towpath is nearby. There is a wide variety of sporting and leisure facilities in the area including the Hotel Imperial Leisure Centre, cricket, bowling and lawn tennis clubs, 2 golf courses and sailing club. There are two good primary schools in the vicinity and a Performing Arts School for ages 11 - 18. There are boys and girls grammar schools in Folkestone which are served by a free bus service from Hythe.

Hythe is very conveniently located for easy access to the M20, Channel Tunnel Terminal, ferry port of Dover, etc. Sandling main line railway station, approximately 2 miles away on the outskirts of Saltwood, offers regular commuter services to the City. (All distances are approximate). High Speed Link services to London, St Pancras are available at Folkestone West (with journey times of under an hour) and Ashford International.

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 uPVC and obscure double glazed door with coordinating panel to side, access to storage cupboard with plumbing for washing machine, tiled floor, coved ceiling, door to sitting/dining room, radiator, door to:-

### **CLOAKROOM**

Low level WC, wash basin with mixer tap and vanity cupboard below, heated ladder rack towel rail, coved ceiling, obscure double glazed window to rear, tiled floor.

### **SITTING/DINING ROOM**

Staircase to 1<sup>st</sup> floor, engineered wood flooring, coved ceiling, radiator, door to kitchen, open through to:-

### **GARDEN ROOM**

Double glazed bi-folding doors opening to and overlooking the rear garden, pair of double glazed casement doors to side, engineered wood flooring, recessed lighting, radiator.

### **KITCHEN**

Well fitted with a range of base cupboards and drawer units incorporating integrated Logic electric oven, recess and plumbing for freestanding dishwasher, square edged quartz work surface inset with undermounted one and a half bowl stainless steel sink with mixer tap and grooved drainer to side, four burner gas hob with extractor hood above, woodblock breakfast bar, coved ceiling, double glazed window to front, engineered with flooring.

### **FIRST FLOOR LANDING**

Access to loft space, cupboard housing wall mounted gas boiler and space for tumble dryer, radiator, coved ceiling.

### **BEDROOM 1**

Double glazed window overlooking the rear garden, access to built-in cupboard, coved ceiling, radiator.

### **BEDROOM 2**

Double glazed window to front, coved ceiling, radiator.

### **BEDROOM 3**

Double glazed window two side, access to built-in cupboard, coved ceiling, radiator.

### **BATHROOM**

Panelled bath with mixer tap and thermostatically controlled shower over, glazed shower screen, wash basin with mixer tap and vanity drawer below, heated ladder rack towel rail, recessed lighting, obscure double glazed window to front, extractor fan.

### **OUTSIDE**

#### **Rear Garden**

The garden to the rear is predominantly laid to lawn and a pathway leads to a flight of steps that leads to the lower level garden, well enclosed by close boarded timber fencing.

#### **Front Garden**

Directly to the front of the property is a generous block paved driveway providing off-road parking and access to the garage. A timber gate to the side of the property gives access to the rear garden.

### **GARAGE**

Up and over door to front, power and light.

### **EPC Rating C**

### **COUNCIL TAX**

Band D approx. £2197.03 (2022/23)  
Folkestone & Hythe District Council.

### **VIEWING**

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

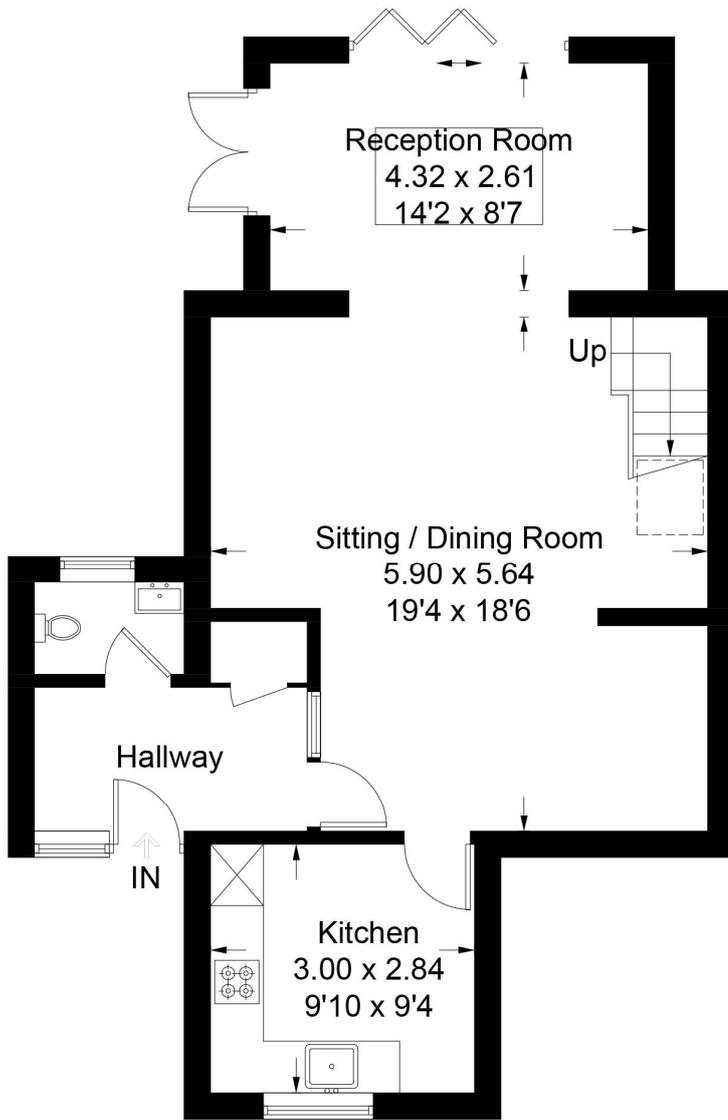




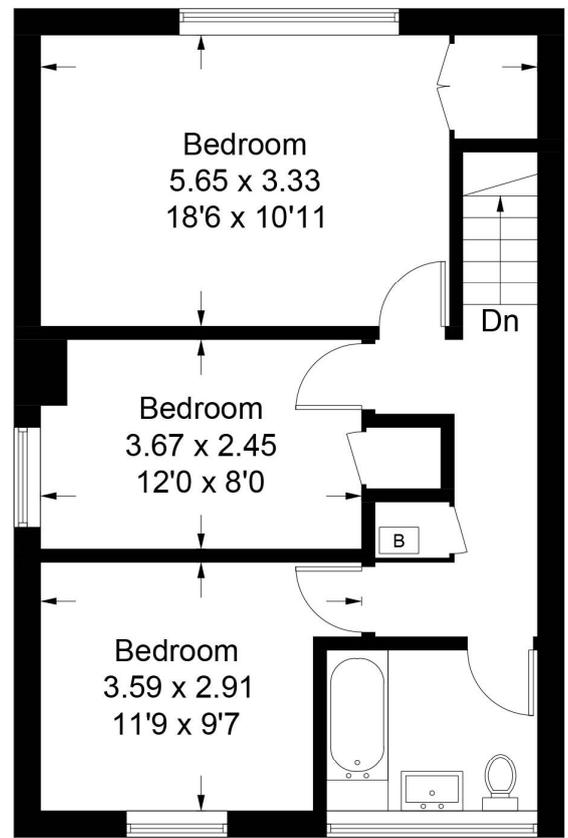


# Mill Fields Road, Hythe, CT21

Approximate Gross Internal Area = 111.5 sq m / 1200 sq ft



 = Reduced headroom below 1.5m / 5'0



**Ground Floor**

**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1032762)