



49 High Street, Hythe, Kent CT21 5AD



## 51 NURSERY FIELDS HYTHE

**£585,000 Freehold**

In a sought after elevated position, this attractive detached house enjoys views over Hythe and towards the sea. The well presented accommodation comprises two reception rooms, kitchen/dining room, cloakroom, four bedrooms (one en-suite) and a bathroom. Delightful rear garden, garage and off-road parking. EPC D.



# **51 Nursery Fields**

**Hythe**

**CT21 4DS**

**Entrance Hall, Sitting Room, Snug, Cloakroom,  
Kitchen/Dining Room,  
Principal Bedroom with En-Suite Shower Room,  
Three Further Bedrooms, Family Bathroom,  
Off Road Parking, Integral Garage, Front & Rear Gardens**

## **DESCRIPTION**

This attractive detached house is well situated in an elevated position on a very peaceful cul-de-sac from where the property enjoys some lovely views over the town and towards the sea. The house has been much improved by the current owners, resulting in light and airy living accommodation which has been designed to compliment a modern lifestyle. The accommodation comprises a welcoming entrance hall leading to a sitting room which enjoys fantastic views over Hythe and to the sea, a snug and a cloakroom. A flight of stairs lead down to the kitchen/dining room with doors uniting the space with the garden. The first floor comprises a principal bedroom with en-suite shower room, three further bedrooms and a family bathroom.

To the front of the property is a block paved driveway providing off-road parking for two vehicles and access to the integral garage. The sunny south facing garden to the rear benefits from a paved patio extending the width of the property and an area of lawn. A further decked terrace area can be accessed from the side lobby.

## **SITUATION**

Nursery Fields 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.





The accommodation comprises:

### **ENTRANCE HALL**

Entered via a composite and double glazed door, two double glazed windows to front, Velux window, access to cloaks cupboard, staircase to 1st floor, access to built in cupboards and understairs cupboard, radiator, recessed lighting, wood effect flooring, doors to:-

### **CLOAKROOM**

Low-level WC, wall hung wash basin with vanity cupboard below, obscure double glazed window to front, wood effect flooring, radiator.

### **SITTING ROOM**

Staircase down to Kitchen, two double glazed windows to rear enjoying views over Hythe and towards the sea, recessed lighting, door to:-

### **SNUG**

Recessed lighting, radiator, door through to entrance hall, double glazed door to:-

### **SIDE LOBBY**

Obscure double glazed windows to front and side, double glazed door giving access to the side terrace.

## **LOWER GROUND FLOOR**

### **KITCHEN/DINING ROOM**

Fitted with a range of base cupboard and drawer units incorporating integrated Bosch dishwasher and integrated Hotpoint washing machine, square edged wood block work surface inset with sink and drainer unit with mixer tap, gas hob with extractor hood above, coordinating wall cupboards, double glazed window, double glazed casement doors giving access to the rear garden, recessed lighting, wood effect flooring with under floor heating, radiator.

### **FIRST FLOOR LANDING**

Access to loft space, doors to:-

### **BEDROOM 1**

Double glazed window to rear with views across Hythe to the sea, fitted wardrobes, radiator, door to:-

### **EN SUITE SHOWER**

Tiled shower enclosure with thermostatically controlled rainhead shower, wash basin with vanity cupboard below, low level WC, part tiled walls, recessed lighting, extractor fan, access to airing cupboard housing hot water cylinder.

### **BEDROOM 2**

Double glazed window to rear with views across Hythe to the sea, coved ceiling, radiator.

### **BEDROOM 3**

Double glazed window to front, radiator.

### **BEDROOM 4**

Double glazed window to front, radiator.

### **BATHROOM**

Panelled bath with mixer tap and thermostatically controlled shower over, WC with concealed cistern, wash basin with vanity cupboard below, part tiled walls, obscure double glazed window to front, recessed lighting, tiled floor, heated ladder rack towel rail.

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











## FRONT GARDEN

The garden to the front of the property has a driveway providing off road parking for two vehicles and access to the integral garage. To the side of the property is a gate giving access to the:-

## REAR GARDEN

Directly to the rear of the property is a paved terrace extending the width of the property with the remainder of the garden being laid to lawn. Timber framed shed. A

further decked terrace can be accessed from the lobby.

## EPC Rating D.

## COUNCIL TAX

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

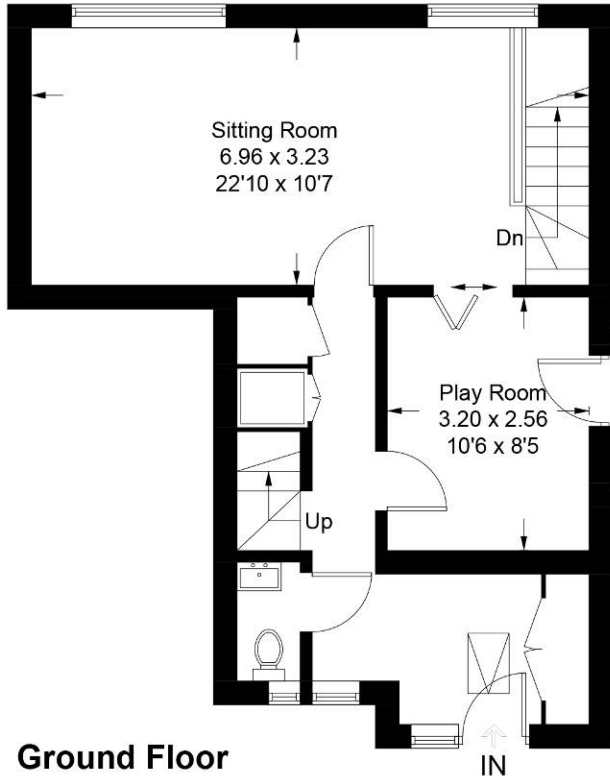
## VIEWING

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

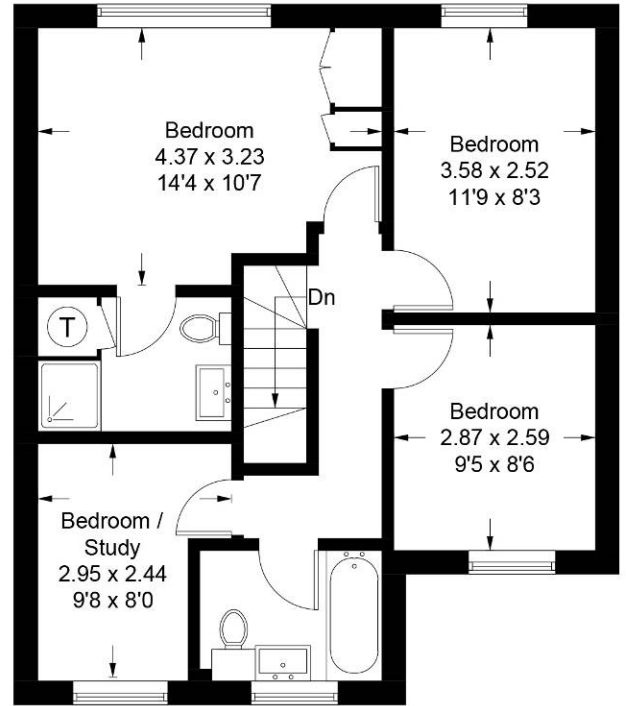


# Nursery Fields, Hythe, CT21

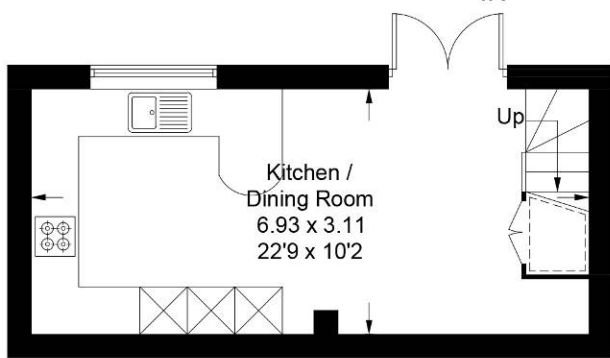
Approximate Gross Internal Area = 124.9 sq m / 1344 sq ft



**Ground Floor**



**First Floor**



**Lower Ground Floor**


 = Reduced headroom below 1.5m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1049188)