



49 High Street, Hythe, Kent CT21 5AD



**FAIR VIEW,  
SANDLING ROAD, POSTLING**

**£395,000 Freehold  
NO ONWARD CHAIN**

Situated in an idyllic location in an area of outstanding natural beauty, this detached bungalow occupies a generous plot approaching an acre in total from where it commands stunning views over open countryside. The property requires repair and refurbishment but equally lends itself to redevelopment (STPP). EPC F



# **Fair View**

## **Sandling Road, Postling, Nr Hythe CT21 4HB**

**Entrance Porch, Entrance Hall, Sitting Room, Dining Room, Sun Room, Kitchen, Two Bedrooms, Bathroom, Separate W.C., Grounds Approaching 1 Acre, Outbuildings, Parking**

### **DESCRIPTION**

An exceptional opportunity to acquire a single storey dwelling occupying a generous plot approaching one acre in total in an area of outstanding natural beauty. The bungalow has suffered a prolonged period of neglect, an element of structural damage and some dubious DIY projects. It is fair to say that it does now require an extensive programme of repair and refurbishment however, given the unique setting and the stunning panorama over open countryside which it enjoys, the property is considered well worthy of the expenditure required and has been priced accordingly.

The property offers comfortably proportioned accommodation with two reception rooms and two bedrooms on a generous footprint. It also presents a potential opportunity for redevelopment in its entirety subject to all necessary consents and approvals being obtained.

The setting is delightful being surrounded by open countryside with just one neighbouring property to the left. The land slopes upwards to the rear is laid largely to lawn. There is a generous driveway to the front providing ample parking. There are also a couple of outbuildings and two caravans (one on its side). The property is sold as seen.

For room sizes please refer to the floorplan.

### **SITUATION**

Fair View is on the outskirts of the pretty village of Postling which is situated at the edge of the North Downs and at the foot of the Elham Valley within idyllic countryside which is classed as an area of outstanding natural beauty. The property is conveniently situated for access to Hythe (approximately 3.5 miles distant) and Lyminge (approximately 2 miles distant).

Lyminge is a well served village with local shops, surgeries, library and well regarded primary school. Hythe enjoys a bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose), doctors surgeries, etc., an attractive, unspoilt seafront, the picturesque Royal Military Canal and a variety of sports and leisure facilities including 2 golf courses and the Hotel Imperial Leisure Centre. 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. The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (12.5 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is around 3 miles away the ferry port of Dover is 12 miles away. (All distances are approximate.)







The accommodation comprises:

#### **ENTRANCE PORCH**

Entered via a pair of timber panelled and glazed doors, windows to two sides, timber panelled and glazed door to:-

#### **ENTRANCE HALL**

Radiator, doors to bedrooms, door to inner hall, door to:-

#### **SITTING ROOM**

Brick built fireplace with recess housing log burning stove, windows to front, double doors through to dining room, two radiators, door to:-

#### **KITCHEN**

Fitted with base cupboards and integrated oven, work surface, coordinating wall cupboards, windows to front and side, stable door to side, door to dining room, door to:-

#### **UTILITY ROOM**

Fitted with base cupboards, work surface inset with stainless steel sink and drainer unit, window to rear.

#### **BOILER ROOM**

Housing wall mounted Veissman boiler.

#### **DINING ROOM**

Window to rear, radiator, door inner hall, door to:-

#### **SUN ROOM**

Windows to three sides, doors to rear garden.

#### **INNER HALL**

Access to loft space, built-in cupboard, radiator, door to entrance hall, door to:-

#### **BATHROOM**

Panelled bath, low level WC, window to rear, tiled floor, radiator.

#### **CLOAKROOM**

Low level WC, pedestal wash basin, part tiled walls, radiator.

#### **BEDROOM 1**

Windows to front and side, range of built-in cupboards, radiator.

#### **BEDROOM 2**

Range of built-in cupboards, windows to side and rear.

#### **OUTSIDE**

Fair View occupies a generous plot which is approaching one acre in total. The land slopes relatively gently upwards and away from Sandling Road from where a gate opens to a driveway providing off road parking. There are two garage/workshops and two caravans on the land sold as seen.

#### **EPC Rating Band F**

#### **COUNCIL TAX**

Band E approx. £2780.31 (2024/25)  
Folkestone & Hythe District Council.

#### **VIEWING**

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

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# Fairview, Postling, CT21

Approximate Gross Internal Area = 122.6 sq m / 1320 sq ft

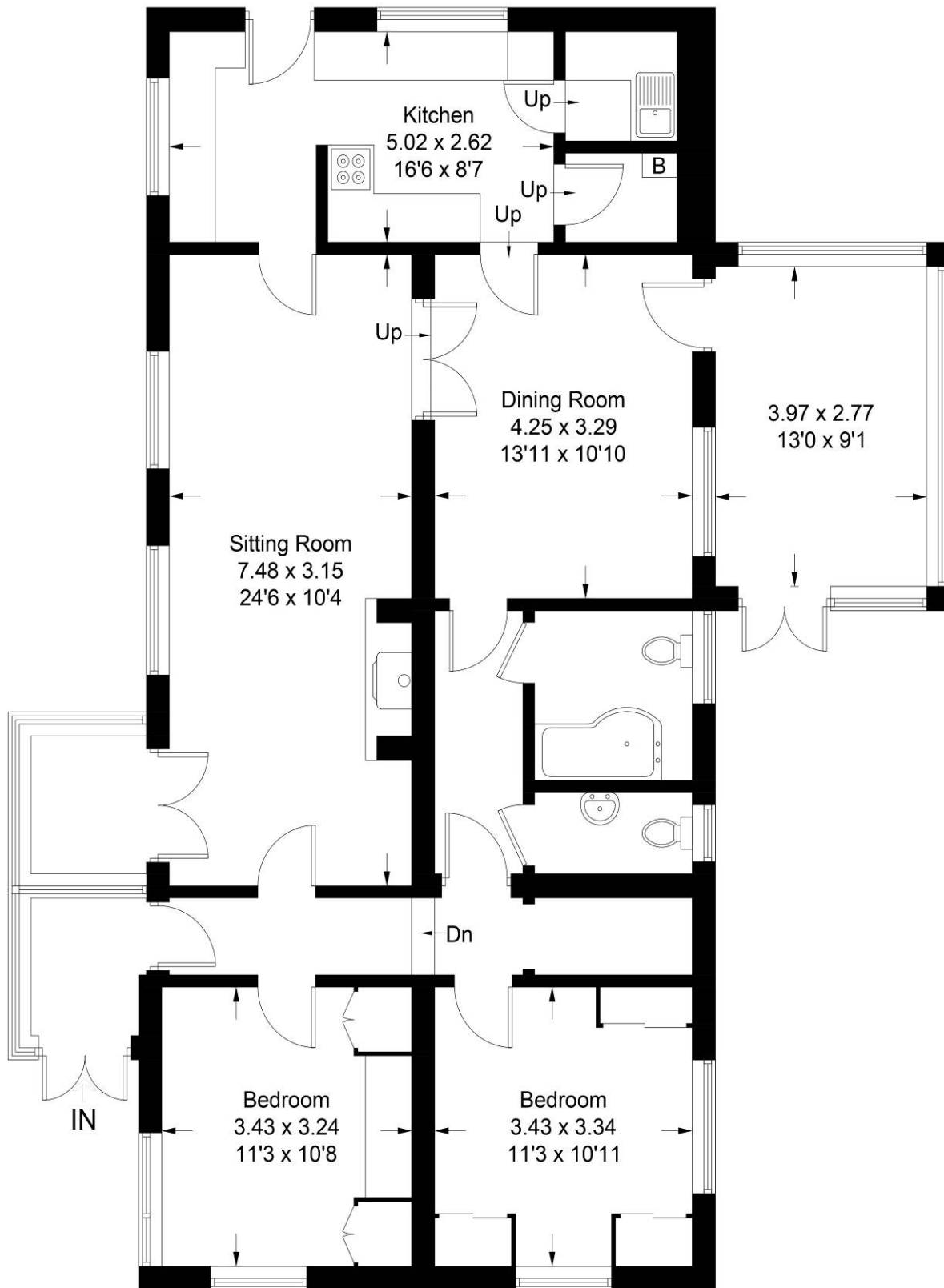


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