



49 High Street, Hythe, Kent CT21 5AD



**17 SPANTON CRESCENT,
HYTHE**

£585,000 Freehold

Situated on a sought after cul-de-sac from where it enjoys lovely views over Hythe and of the sea, this substantial detached house enjoys beautifully presented and well proportioned accommodation with 2 reception rooms, a smartly fitted kitchen and 4 bedrooms (1 en-suite). Garage, parking, pretty gardens. EPC C



17 Spanton Crescent, Hythe CT21 4SF

Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Cloakroom, 4 Bedrooms (1 En-Suite Shower Room, Bathroom, Integral Garage, Parking, Gardens to Front and Rear

DESCRIPTION

Occupying a prime position on this highly regarded development on Hythe's pretty lower hillside from where it commands some lovely views over the town and of the sea, this well proportioned detached house enjoys particularly comfortably proportioned accommodation which is attractively presented throughout.

The welcoming entrance hall leads to a generous sitting room which is open plan to the dining room. There is an attractively fitted kitchen/breakfast room to the rear with a doorway connecting with the integral garage. There is also a cloakroom on the ground floor. The first floor comprises four bedrooms, the principal bedroom with en-suite shower room, (two of the bedrooms enjoy views over Hythe and of the sea in the distance) and a family bathroom.

The gardens are delightful with the rear garden enjoying a south westerly aspect. It has been thoughtfully planted for year round interest and provides a delightfully secluded environment for alfresco dining and entertaining.

SITUATION

Spanton Crescent is a highly desirable residential area on the lower hillside and close to Saltwood, 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 St Pancras are available at Folkestone West and Ashford International.

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a timber panelled door with obscured glazed panels, dado rail, coved ceiling, radiator concealed by decorative cover, opaque glazed door to entrance hall, door to:

CLOAKROOM

Low-level WC with concealed cistern, wall hung wash basin, coved ceiling, obscured double glazed window to front.

ENTRANCE HALL

Staircase to first floor with polished timber, moulded handrail, block and turned banister rails, terminating in a square chamfered newel post, access to under stairs storage cupboard, dado rail, coved ceiling, radiator concealed by decorative cover, doors to kitchen and:

SITTING ROOM

Attractive brick built fireplace surround and hearth incorporating coal effect living flame gas fire, dado rail, coved ceiling, double glazed sliding patio doors opening to and overlooking the rear garden with views in the distance of the sea and around the bay, radiator, open plan to:

DINING ROOM

Dado rail, coved ceiling, suspended bay with double glazed windows to front, radiator, glazed door returning to entrance hall.

KITCHEN/BREAKFAST ROOM

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated washing machine and dishwasher, roll top granite effect worktops inset with one and half bowl sink and drainer unit with mixer tap and four burner gas hob, tiled splashback, range of coordinating wall cupboards incorporating glazed display cabinets and extractor hood above the hob, integrated eyelevel double oven/grill with full height shelving to side, housing for freestanding fridge/freezer, dado rail, coved ceiling, double glazed window to rear overlooking the garden, UPVC and double glazed door to side, door to garage.

INTEGRAL GARAGE

Up and over to door front, wall mounted Worcester gas fired boiler, power and light.

FIRST FLOOR LANDING

Dado rail, coved ceiling, access to loft space via a hatch fitted with a loft ladder, access to deep heated linen cupboard housing factory lagged hot water cylinder, radiator, doors to:

BEDROOM

Range of fitted wardrobe cupboards concealed by smoked mirrored doors, coved ceiling, double glazed window to rear commanding far reaching views over Hythe, of the sea and around the bay to Dungeness, radiator, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, close coupled WC, wash basin with mixer tap and vanity cupboard below, tiled walls, coved ceiling, recessed lighting, extractor fan, obscured double glazed window to rear, heated ladder towel rail.

BEDROOM

Dado rail, coved ceiling, double glazed window to rear and enjoying far reaching views over Hythe, of the sea and around the bay to Dungeness, radiator.

BEDROOM

Coved ceiling, double glazed window to front, radiator.

BEDROOM

Dado rail, coved ceiling, double glazed window to front, radiator.

BATHROOM

Panelled bath fitted with mixer tap and handheld shower and shower screen, wash basin set into tiled worktop with vanity cupboard below, low-level WC, coved ceiling, recessed lighting, obscured double glazed window to front, radiator.





OUTSIDE

FRONT GARDEN

The garden to the front of the property incorporates a driveway providing off-road parking and access to the garage, from the drive a pathway leads to the front door. The remainder of the garden is laid to lawn with borders which have been thoughtfully planted for year round interest incorporating a variety of shrubs, herbaceous and other plants including hydrangea, pieris, photinia and viburnum. Side Access can be gained to the:

REAR GARDEN

The garden to the rear of the property incorporates an attractive paved and gravelled terrace in part set beneath a timber framed pergola supporting a variety of climbing plants with a level area of lawn alongside it backed by sculpted borders planted with a variety of shrubs, herbaceous and other plants including choysia, hebe, cordyline, sedum and helebore amongst others. From here a flight of steps leads down to the lower tier of the garden which is gravelled for ease of maintenance with various specimen shrubs including and amelanchia, acer and various others. Outside lighting, outside tap.

EPC Rating Band C

COUNCIL TAX

Band E approx. £2810.69 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

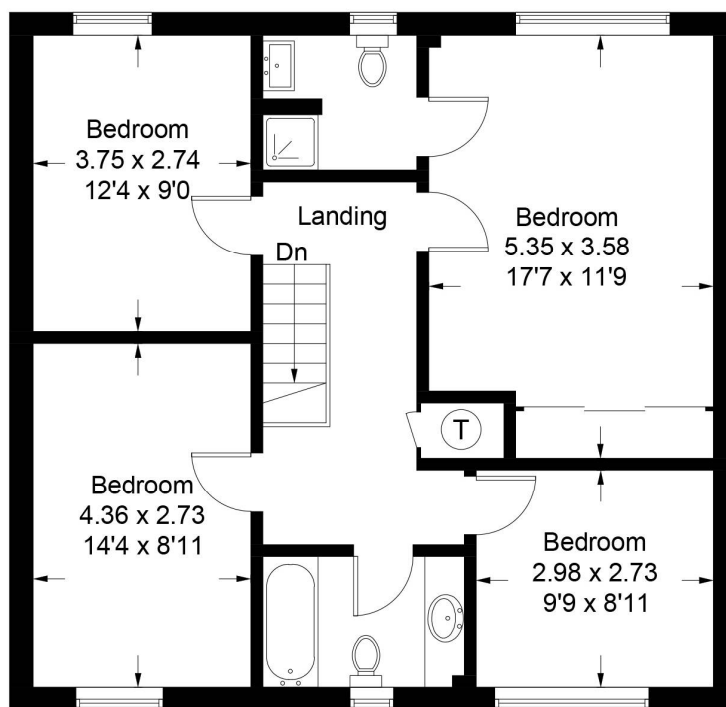


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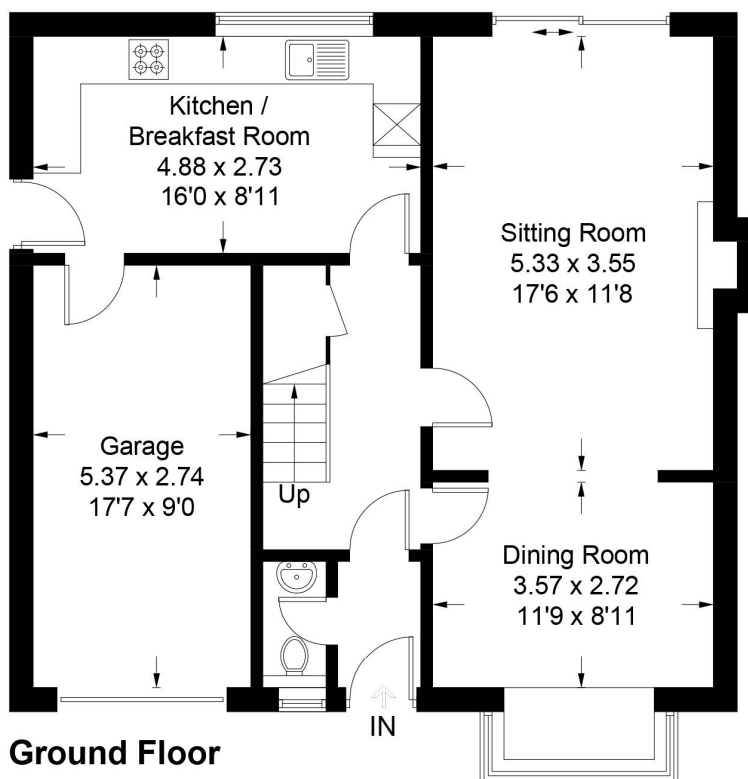


Spanton Crescent, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 71.7 sq m / 772 sq ft
First Floor = 70.9 sq m / 763 sq ft
Total = 142.6 sq m / 1535 sq ft
(Including Garage)



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1180154)