



49 High Street, Hythe, Kent CT21 5AD



## **CLYME HOUSE, HILLSIDE STREET, HYTHE**

**£675,000 Freehold**

A charming detached house in a much sought after location on Hythe's picturesque lower hillside, moments from the High Street. Lovingly refurbished by the current owners, the property offers comfortable accommodation with 2 reception rooms, 3 bedrooms (1 en-suite), garage, parking, pretty gardens. EPC D



# **Clyme House, Hillside Street, Hythe CT21 5DJ**

**Entrance Hall, Sitting Room, Dining Room, Kitchen, Cloakroom,  
Three Bedrooms (one with En-Suite Shower Room), Bathroom,  
Generously Sized Garage, Parking, Pretty Gardens to Front and Rear**

## **DESCRIPTION**

### **Clyme House    An Elegant Georgian-Inspired Home on Hythe's Lower Hillside**

Clyme House is an enchanting and beautifully presented home, nestled into Hythe's desirable lower hillside in a highly sought-after location. Built in the 1960s, the property draws aesthetic inspiration from Georgian architecture, a style that has been executed with great success to ensure the house blends seamlessly with its surroundings.

The accommodation is bathed in natural light thanks to expansive glazing, and offers spacious, comfortable living throughout. Recently refurbished to a high standard by the current owners, the home is attractively styled and well-maintained.

The ground floor comprises a welcoming entrance hall leading to a generously proportioned sitting room with a cosy gas fire and a charming bay window with a window seat. This flows through to a bright dining room that opens onto the garden, and on to a stylish kitchen fitted with bespoke cabinetry. A cloakroom completes the ground floor. Upstairs, there are three bedrooms and a family bathroom. The principal bedroom benefits from an en-suite shower room, while bedrooms one and three enjoy picturesque views over Hythe and towards the sea.

The gardens are a true delight – beautifully landscaped for year-round interest, largely walled to ensure privacy, and offering an ideal setting for relaxation and alfresco dining. A generous driveway provides ample off-street parking and access to a spacious garage.

## **SITUATION**

Hillside Street enjoys a prime position within Hythe's desirable Conservation Area, just two roads back from the bustling High Street. This vibrant hub offers an array of independent shops, boutiques, cafés, and restaurants, alongside major supermarkets including Waitrose, Sainsbury's and Aldi, as well as GP surgeries and everyday amenities.

The town's charming seafront and the tranquil Royal Military Canal are both just a short stroll away, along with an impressive selection of sports and leisure facilities. These include two golf courses, a swimming pool, cricket, squash, bowls and tennis clubs, and the well-equipped Hotel Imperial Leisure Centre.

Excellent transport links make the area especially well connected. Saltwood's mainline station at Sandling is just 2 miles away, with access to the M20 motorway (Junction 11) within 4 miles. High Speed rail services to London St Pancras (37–53 minutes) run from both Folkestone West (5 miles) and Ashford International (10 miles), the latter also offering Eurostar connections to Paris and Brussels. The Channel Tunnel is just over 3 miles away, and Dover ferry port 12 miles.  
*(All distances are approximate.)*

The accommodation comprises:

### **ENTRANCE HALL**

Entered via a timber effect composite door, solid European oak flooring, staircase to first floor with polished timber moulded handrail, square banister rails and terminating in a square chamfered newel post, access to understairs storage cupboard, radiator concealed by decorative cover, double glazed sash window to side, doors to, kitchen, cloakroom and glazed door to:

### **SITTING ROOM**

Attractive polished stone, bolection style fireplace surround with chrome insert encompassing a coal effect gas fire above a stone hearth, solid European oak flooring, coved ceiling, bespoke bookshelves and cabinetry, bay with window seat and double glazed windows to front overlooking the garden and enjoying pleasant views over rooftops, trees and with glimpses of the sea in the distance, two radiators concealed by decorative covers, glazed double doors with glazed panels to either side opening to:

### **DINING ROOM**

Solid European oak flooring, coved ceiling, double glazed sash windows to side, double glazed casement doors, opening to and overlooking the rear garden, radiator, square opening to:

### **KITCHEN**

Range of bespoke cabinetry comprising base cupboards and drawers and incorporating integrated Neff electric oven and integrated slimline dishwasher, square edged woodblock work surfaces undermounted with deep ceramic butlers sink with grooved drainer and mixer tap, tiled splash backs, coordinating wall cabinet, shelving, recessed lighting, two double glazed sash windows to rear overlooking the garden, further double glazed sash window to side, UPVC and double glazed door to garden, radiator, door to deep shelved **larder cupboard** and door returning to entrance hall.

### **CLOAKROOM**

Close coupled WC, wall hung wash basin with mixer tap and tiled splash back, solid European oak flooring, recessed lighting, extractor fan.

### **FIRST FLOOR LANDING**

Double glazed sash window to side, enjoying pleasant views over rooftops and to the sea in the distance, radiator concealed by decorative cover, access to loft space via a hatch fitted with a loft ladder, doors to:

### **BEDROOM**

Pair of double glazed sash windows to front, enjoying far-reaching views over Hythe with the sea in the distance, two radiators, door to built-in **utility cupboard** with plumbing for washing machine and shelving, door to:

### **EN-SUITE SHOWER ROOM**

Well fitted with a contemporary suite comprising a generously sized tiled shower enclosure with thermostatically controlled monsoon shower with a separate handheld attachment, close coupled WC, wall hung wash basin with mixer tap, recessed lighting, extractor fan, obscured double glazed window to side, heated ladder rack towel rail.

### **BEDROOM**

Built-in wardrobe cupboards, coved ceiling, double glazed sash windows to rear, overlooking the garden, two radiators.

### **BEDROOM**

Double glazed sash window to front, enjoying far-reaching views over Hythe and of the sea in the distance, radiator.

### **BATHROOM**

Panelled bath set within a tiled surround with mixer tap, tiled shower enclosure with thermostatically controlled monsoon shower and handheld attachment, close coupled WC, wash basin with mixer tap and vanity cupboards below, solid European oak flooring, recessed lighting, extractor fan, two obscured double glazed sash windows to rear, heated ladder rack towel rail.











## OUTSIDE

### FRONT GARDEN

The garden to the front of the property is approached via a sweeping resin-bound gravelled driveway, providing off-road parking for a number of vehicles and access to the garage. The garden is tiered with two level areas of lawn and various borders well stocked with a variety of shrubs, herbaceous and other plants including fuchsias, roses, pittosporum, rosemary and cardoon plants amongst a host of others together with a specimen holm oak tree. There is a natural stone paved terrace spanning the width of the property and continuing to a pathway leading past the side of the house where there is a timber framed lean-to greenhouse, to the:

### REAR GARDEN

There is a generous terrace, also paved in natural stone, spanning the width of the rear of the house, backed by a brick built wall beyond which is a relatively level expanse of lawn edged by borders stocked with a variety of shrubs, herbaceous and other plants including bay, hebe, hollyhocks, pittosporum and sambucus. The path continues through the garden to an elevated decked terrace which provides the perfect environment for alfresco dining and entertaining.

### GARAGE

Of a generous size with the original folding panelled and glazed doors to the front, personal door and window to side, power and light. Spanning the rear of the garage is an external **garden store** forming part of the same structure.

### EPC Rating Band D

### COUNCIL TAX

Band F approx. £3479.83 (2025/26)  
Folkestone & Hythe District Council.

### VIEWING

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



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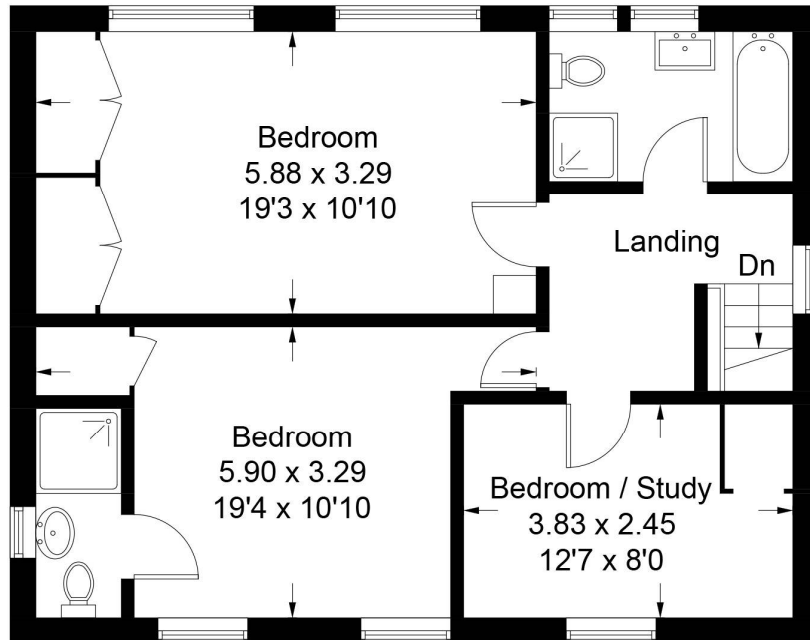


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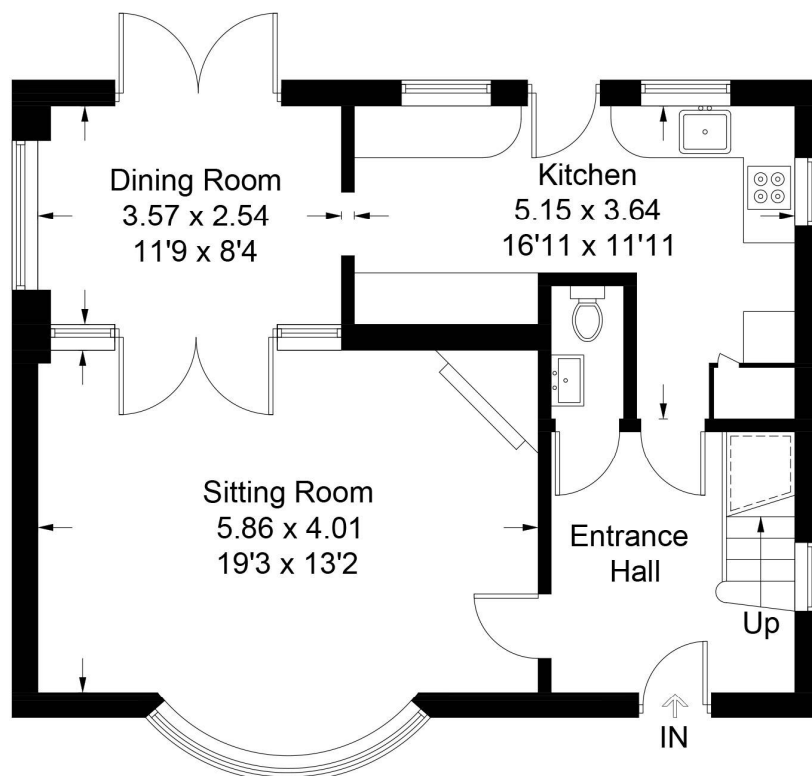
Approximate Gross Internal Area  
Ground Floor = 62.8 sq m / 676 sq ft  
First Floor = 60.6 sq m / 652 sq ft  
Total = 123.4 sq m / 1328 sq ft



 = Reduced headroom below 1.5m / 5'0



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1221849)