



49 High Street, Hythe, Kent CT21 5AD



14 WINDMILL STREET HYTHE

£315,000 Freehold

An enchanting period cottage ideally located, just moments from the beach and a short walk to the High Street. The well-presented accommodation offers a charming sitting room, fitted kitchen, dining room, two double bedrooms and a shower room, together with a delightful courtyard garden. EPC E



**14 Windmill Street,
Hythe CT21 5BS**

**Sitting room, Dining Room, Kitchen, Utility Area, Shower Room
Two Double Bedrooms
Courtyard Garden**

DESCRIPTION

Beautifully improved by the current owner, this enchanting period cottage offers light, airy, and attractively presented accommodation throughout. The comfortably proportioned accommodation includes a pretty sitting room, dining room, smart fitted kitchen, utility area and a shower room, while the first floor provides two generous double bedrooms.

To the rear is a delightfully secluded courtyard garden, creating the perfect environment for alfresco dining and entertaining.

SITUATION

Forming part of Hythe's desirable conservation area, Windmill Street is a particularly sought after location on level ground, to the south of the Royal Military Canal, moments from the seafront and a short, level walk from the bustling High Street with its range of independent shops, boutiques, cafes and restaurants. The town is also well served with 4 supermarkets (including Waitrose, Aldi and Sainsburys). There is a selection of sports and leisure facilities in the vicinity, including tennis, bowls, cricket and squash clubs, water sports, etc. The property is also in the catchment area for Hythe Bay Primary School and only a short walk from it. The larger town of Folkestone is 5 miles distant and the Cathedral City of Canterbury 15 miles.

The area is convenient for communication to London and the Continent with the M20 motorway (Junction 11) 3.5 miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Saltwood around 2.5 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West) with a journey time of around 53 minutes from Folkestone. (All distances are approximate.)

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:

SITTING ROOM

Entered via a UPVC door, attractive cast iron fireplace, bay with double glazed windows to front (fitted with plantation style shutters), two column radiators, polished timber floorboards, door to:

DINING ROOM

Staircase to 1st floor, built in cupboard, access to understairs storage area, dado rail, column radiator, double glazed window to rear, polished timber floorboards, door to:

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporated integrated electric oven, square edged worksurface inset with under mounted sink and mixer tap, four burner gas hob with extractor hood above, tiled splashbacks, coordinating wall cupboard, space for freestanding fridge freezer, double glazed window to side. open through to:

UTILITY AREA

Wood block worksurface with fitted cupboard beneath incorporating the integrated dishwasher, space and plumber for washing machine, coordinating wall cupboard, tiled splashback, part tiled walls, UPVC and part obscured double glazed door to rear garden, door to:

SHOWER ROOM

Walk-in twin sized tiled shower enclosure with with thermostatically controlled rainhead shower and separate handheld attachment, wash basin set on to wooden vanity cupboard with mixer tap, low-level WC with concealed cistern, localised tiling,

obscured double glazed window to side, column radiator.

FIRST FLOOR LANDING

Doors to:

BEDROOM

Double glazed window to front, radiator.

BEDROOM

Access to loft space, built-in cupboard housing the Glow Worm gas boiler, double glazed window to rear with views towards Hythe's picturesque hillside, painted timber floorboards, radiator.

OUTSIDE

REAR GARDEN

A pleasant area, enclosed by ragstone walls & close boarded timber panelled fencing, which is topped in shingle for ease of maintenance and provides a pleasant environment for alfresco dining and entertaining. A timber framed gate gives access to:

FRONT GARDEN

The garden to the front is set behind a low wall with a pathway giving access to the front door.

EPC Rating E

COUNCIL TAX

Band B approx. £1873.76 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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







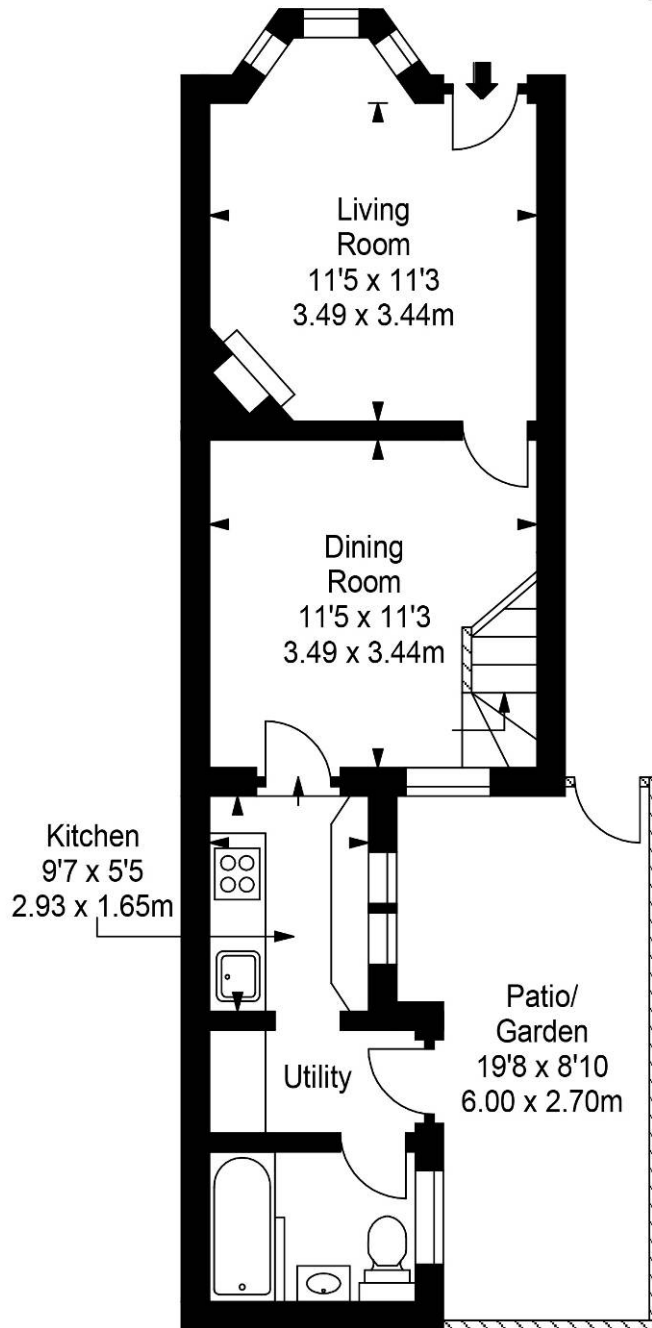
Windmill Street, Hythe

Approximate Gross Internal Area :-

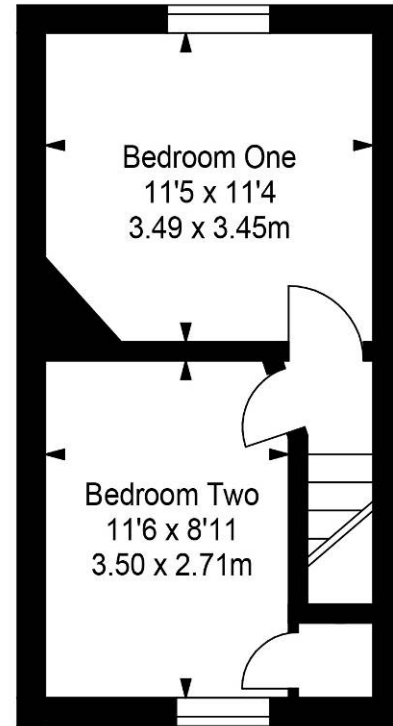
Ground Floor :- 37.07 sq m / 399 sq ft

First Floor :- 24.80 sq m / 267 sq ft

Total :- 61.87 sq m / 666 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetlk.com