



49 High Street, Hythe, Kent CT21 5AD



## 63 TURNPIKE HILL, HYTHE

**£485,000 Freehold**

In a much sought after location on Hythe's picturesque lower hillside, this attractively appointed detached chalet house offers comfortably proportioned accommodation with 2-3 reception rooms, kitchen/breakfast room, utility room, 2-3 bedrooms, bath and shower rooms. Garage, parking and pretty gardens. EPC D.



# **63 Turnpike Hill, Hythe CT21 4SE**

## **Entrance Vestibule, Entrance Hall, Sitting Room, Dining Room, Conservatory, Kitchen/Breakfast Room, Utility Room, Shower Room, Two Double Bedrooms, Bathroom Secluded Garden, Garage and Parking**

### **DESCRIPTION**

This well situated detached chalet house enjoys attractively presented accommodation which is of particularly comfortable proportions. This includes a welcoming entrance hall leading to the generous sitting room, dining room (originally designed for use as a third bedroom in conjunction with the ground floor shower room) which leads to the pretty conservatory, well fitted kitchen/breakfast room and utility room. On the first floor there are two double bedrooms, one enjoying views to the sea, and a bathroom. There is also a considerable amount of storage cupboards.

The pretty garden to the front of the house incorporates a driveway providing off street parking and access to the integral garage. The garden to the rear is delightfully secluded and provides a very pleasant environment in which to relax and dine alfresco.

### **SITUATION**

Turnpike Hill 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 HALL**

Entered via a timber panelled door with obscured glazed window to side, staircase to 1st floor, access to under stairs storage cupboard, coved ceiling, recessed lighting, radiator concealed by decorative cover, doors to:

#### **SITTING ROOM**

Feature brick fireplace inset with living flame gas fire, double glazed sliding doors to front, further window to front, coved ceiling, two radiators.





## **KITCHEN/BREAKFAST**

Well fitted with a range of base cupboard and drawer units incorporating recess and plumbing for dishwasher and undercounter fridge, work surface inset with one and a half bowl sink and drainer unit with mixer tap, ceramic hob with extractor hood above, tiled splashback, coordinating wall cupboards, integrated stoves double oven, double glazed window to rear and to side, coved ceiling, recessed lighting, tiled floor, radiator.

## **UTILITY ROOM**

Work surface inset with stainless steel sink and drainer unit with mixer tap, double glazed door to side, coved ceiling, recessed lighting, tiled floor, radiator.

## **DINING ROOM**

Timber and glazed doors giving access to the conservatory and looking through to the garden beyond, coved ceiling, radiator.

## **CONSERVATORY**

Of UPVC construction above a brick built base and beneath a pitched polycarbonate roof, double glazed casement doors giving access to the rear garden.

## **SHOWER ROOM**

Shower enclosure with thermostatically controlled shower, low-level WC, pedestal wash basin, heated ladder towel rail, part tiled walls, obscured double glazed window to rear, recessed lighting, shaver point and light, tiled floor.

## **BEDROOM ONE**

Window to front enjoying views over Hythe and of the sea, access to eaves storage, coved ceiling, radiator.

## **FIRST FLOOR LANDING**

Velux window, access to deep storage cupboard, access to generous airing cupboard housing factory lagged hot water cylinder, coved ceiling, recessed lighting, access to loft space, radiator.

## **BEDROOM 2**

Double glazed window to rear overlooking the garden, access to eaves storage, coved ceiling, radiator.

## **BATHROOM**

Velux window, obscured window to side, panelled bath with mixer tap and handheld shower attachment, low level WC, pedestal wash basin, tiled walls, recessed lighting, tiled floor, radiator.

## **OUTSIDE**

### **FRONT GARDEN**

The garden to the front of the property is laid largely to lawn with a generous border planted with a variety of evergreen shrubs and specimen trees. A driveway provides off-road parking for a number of vehicles and access to the integral garage. Side access can be gained to the:

### **REAR GARDEN**

The garden to the rear of the property is well enclosed by brick built walls and close boarded timber panelled fencing. The garden is laid mainly to lawn edged by borders planted with a variety of shrubs, herbaceous and other plants including hydrangea, smoke bush, buddleia, lilac, rosemary and others. A timber framed archway supports climbing roses and leads to a paved patio area at the far end of the garden. Two Timber sheds

### **INTEGRAL GARAGE**

Electric roller door to front, power and light.

### **EPC Rating Band D**

### **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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# Turnpike Hill, Hythe, CT21

Approximate Gross Internal Area  
 Ground Floor = 76.9 sq m / 828 sq ft  
 First Floor = 46.4 sq m / 499 sq ft  
 Garage = 13.4 sq m / 144 sq ft  
 Total = 136.7 sq m / 1471 sq ft

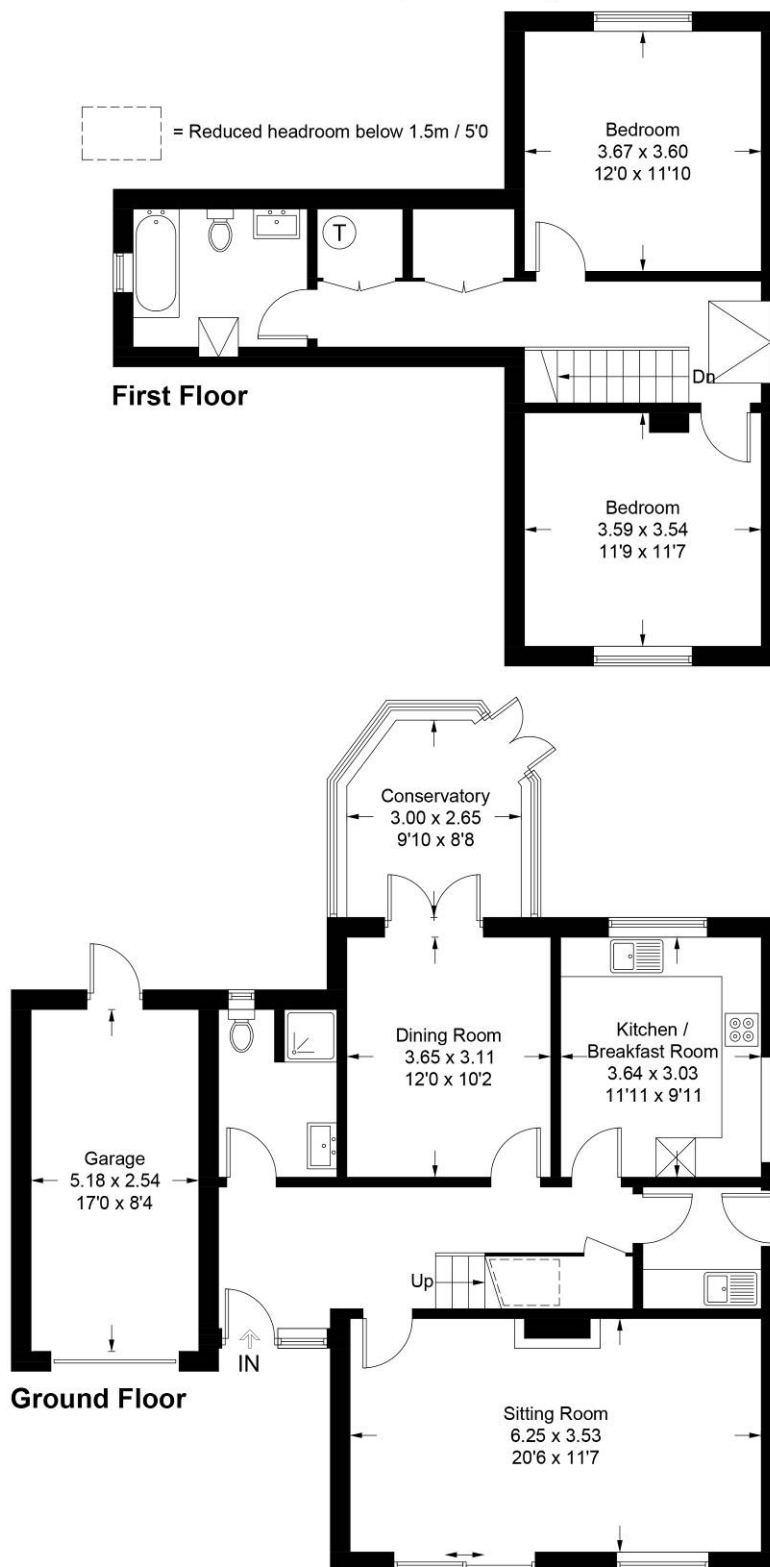


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