



49 High Street, Hythe, Kent CT21 5AD



## **34 HILLSIDE STREET HYTHE**

**£475,000 Freehold**  
**No Onward Chain**

**This detached bungalow is well situated in a particularly desirable location on Hythe's picturesque hillside, from where it commands magnificent southerly views over the town and of the sea. Comprising 2 receptions rooms, kitchen, 2 double bedrooms & shower room. Delightful gardens to front & rear. EPC E**



**34 Hillside Street  
Hythe  
CT21 5EL**

**Entrance Vestibule, Sitting Room, Dining Area,  
Kitchen, Boiler Room, Utility Room, Two Bedrooms,  
Shower Room, Separate WC,  
Front & Rear Gardens**

**DESCRIPTION**

This detached chalet bungalow enjoys an idyllic situation on Hythe's picturesque lower hillside from where it commands magnificent southerly views over the town and of the sea. The accommodation, which is surprisingly spacious, is arranged to provide an entrance vestibule, sitting room and separate dining area both enjoying views over Hythe and of the sea, fitted kitchen, boiler room and utility room. The principal bedroom also enjoys the same lovely views and there is a second bedroom, shower room and separate cloakroom.

The gardens are a particularly attractive feature of the property. The garden to the front is a delight and slopes gently upward away from the road and has side access to the rear garden. The rear garden is partially walled and thoughtfully tiered and also with views of the sea from the upper levels, the ideal environment in which to dine alfresco and from where to enjoy the views.

**SITUATION**

Hillside Street is situated within the desirable Conservation Area of the town, two roads back from the bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys and Aldi), doctors' surgeries, etc.

The attractive, unspoilt seafront and picturesque Royal Military Canal are a short walk away together with a variety of sports and leisure facilities, including 2 golf courses, swimming pool, cricket, squash, bowls and lawn tennis clubs together with the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 2 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)



The accommodation comprises:

### **ENTRANCE VESTIBULE**

Entered via a UPVC and obscured double glazed door, access to cloaks cupboard, obscured double glazed window to side, door to:-

### **SITTING ROOM**

Brick built fireplace within a polished timber surround with gas fire over a tiled half, coved ceiling, obscured window to side, double glazed window to front commanding far reaching views over Hythe and of the sea, radiator, archway to inner hall, obscured glazed sliding door to kitchen, open plan to:-

### **DINING AREA**

Set beneath a vaulted ceiling, double glazed windows to side and front overlooking the garden and commanding views over Hythe and of the sea, double glazed casement doors and window to side opening to the terrace, electric heater.

### **KITCHEN**

Fitted with a range of base cupboard and drawer units with tiled worktops inset with four burner electric hob and a 2 & 1/2 bowl stainless steel sink with mixer tap, tiled splashback, coordinating wall cupboards, integrated eyelevel double oven/grill, dresser style unit and coordinating shelving, double glazed window to rear, doors to utility room and door to:-

### **BOILER ROOM**

Floor standing Ideal Mexico 2 gas fired boiler, hot water cylinder, shelved linen cupboard.

### **UTILITY ROOM**

Base cupboard with recesses and plumbing to side for washing machine and tumble dryer, worktop inset with stainless steel sink and drainer unit with mixer tap, full height storage cupboard, obscured double glazed window to side, further window to side with extractor fan, access to loft space by hatch fitted with loft ladder.

### **BEDROOM**

Fitted wardrobe cupboards, coved ceiling, leaded and stained-glass obscured window to side, double glazed window to front enjoying views over the garden, of Hythe and of the sea, radiators.

### **BEDROOM**

Built-in wardrobe cupboards, double glazed windows to side and rear, radiators.

### **SHOWER ROOM**

Twin sized shower enclosure with electric shower, low level WC, pedestal wash basin, extractor fan, obscured double glazed window to rear, radiator.

### **SEPARATE WC**

Low level WC, wash basin with vanity cupboard below, shaver and light point, obscured double glazed window to rear, radiator.

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## OUTSIDE

### FRONT GARDEN

A timber and trellis work gate set between a pair of ragstone peers opens to a path and steps which meander through the generous garden to the front of the property which enjoys a southerly aspect and incorporates various borders stocked with a variety of shrubs, herbaceous and other plants including Smokebush, ornamental grasses, geranium, hebe, and specimen flowering cherry. To the front of the house is a relatively level expanse of lawn and an elevated paved terrace in part set beneath a timber framed pergola supporting a campus and from where magnificent views over Hythe, of the sea and around the bay to Dungeness can be enjoyed. Adjacent to this area is a timber framed summer house. A gate gives side access to the:-

### REAR GARDEN

The garden to the rear of the property is tiered over three levels and is predominantly paved for ease of maintenance with an elevated bed at the back stocked with a variety of shrubs including rosemary, tree peony, sage and agapanthus. The bed is broken via a flight of steps which lead to an elevated seating area from where views between the property and its neighbour can be enjoyed to the sea. Adjoining the rear of the house is a timber framed and glazed structure formally utilised as a greenhouse.

### EPC Rating Band E

### COUNCIL TAX

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

### VIEWING

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



# Hillside Street, Hythe, CT21

Approximate Gross Internal Area = 107.0 sq m / 1152 sq ft



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