



49 High Street, Hythe, Kent CT21 5AD



15 IMPERIAL GARDENS HYTHE

£795,000 Freehold
NO ONWARD CHAIN

Enviably situated on a small and prestigious development in the grounds of The Imperial Hotel, this stunning 4 (currently arranged as 3) bedroom house offers beautifully appointed accommodation and enjoys magnificent views over The Hythe Golf Course and of the sea. Delightful garden, garage & parking. EPC B



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15 Imperial Gardens

Hythe CT21 6FA

Ground Floor:- Entrance Hall, Utility Room, Cloakroom, Dumbwaiter

First Floor:- Bedroom 1 (originally two bedrooms i.e. bedrooms 2 & 3 but amalgamated to suit the owners requirements however, easily reinstated to provide two rooms), Bedroom 2 with En-Suite Shower Room, Bedroom 3 and Bathroom

Second Floor:- Open Plan Living/Dining space with adjoining Balcony, Kitchen and Cloakroom

**Beautifully Landscaped Gardens,
Integral Garage (currently in part being used as a study), Parking**

DESCRIPTION

This impressive town house forms part of the much sought after second phase of this prized development and occupies a prime position backing directly onto The Hythe Imperial Golf Course affording the house stunning views from the first and second floors not only of the golf course but also of the sea and along the banks of The Royal Military Canal.

The property offers impeccably presented accommodation of very comfortable proportions and over three floors with a dumb waiter rising through the house making the transfer of shopping etc particularly easy. The ground floor comprises an entrance hall, utility room, cloakroom and integral garage (currently partly utilised as a study). The bedrooms are on the first floor and although currently arranged as three bedrooms the house was designed with four bedrooms and was reconfigured to suit the owner s requirements. It could be easily reinstated to provide four bedrooms with minimal effort. The second floor comprises a dramatic living space with vaulted ceiling and doors leading to a covered balcony from where superb views can be enjoyed. Beyond the living space is the splendid kitchen. Outside to the rear the garden has been landscaped and provides a most appealing environment in which to relax and dine alfresco. There is ample parking to the front.

SITUATION

Imperial Gardens forms part of Hythe s prestigious Imperial Green development set in the grounds of The Imperial Hotel & Leisure Centre, adjacent to the banks of the historic Royal Military Canal, on level ground, moments from the attractive unspoilt seafront and beach. A short stroll along the tow path leads to Waitrose and across the road to the town centre with its bustling High Street offering a wide range of independent shops, boutiques, cafes, restaurants, and doctors surgeries etc. The town is also well served by 4 supermarkets (including Waitrose, Sainsburys and Aldi). There is a wide range of sporting and leisure facilities available nearby, including the Hotel Imperial Leisure Centre, cricket, lawn tennis, bowls, 2 golf courses, sailing clubs, etc.

Commuting links are excellent. The High Speed Link is available from both Folkestone (5 miles) and Ashford (10.5 miles) with journey times direct to St Pancras of around 53 minutes and 38 minutes respectively. The motorway network (M20 Junction 11) is 3.5 miles distant, main line railway station at Sandling, (2.6 miles), the Channel Tunnel Terminal 4 miles, the ferry port of Dover 13.5 miles and Ashford International Passenger Station 10.5 miles. (All times and distances are approximate).



The accommodation comprises:

ENTRANCE HALL

Entered via a composite door, engineered oak flooring throughout, Micro-life/dumb waiter serving first and second floors, staircase to first floor with moulded handrail, square banister rails and terminating in a square newel post, access to large understairs storage cupboard, radiator, doors to garage (study), cloakroom and:

UTILITY ROOM

Base cupboards with recesses to side and provision for washing machine and tumble dryer, worksurface inset with stainless steel sink and drainer unit with mixer tap, coordinating wall cupboards, wall mounted Ideal Logic gas fired boiler, tiled floor, double glazed window and timber effect composite door opening to the rear garden, radiator.

CLOAKROOM

Fitted with a contemporary suite comprising low level WC with concealed cistern, wall hung wash basin with mixer tap, Karndean floor, recessed lighting, radiator.

FIRST FLOOR

LANDING

Staircase continuing to second floor, access to deep shelved heated linen cupboard housing unvented water heater, micro-lift/dumb waiter, radiator, doors to:

PRINCIPAL BEDROOM

Fitted wardrobe cupboard concealed by sliding doors, double glazed windows to rear enjoying panoramic views over the golf course, and towards the sea, two radiators.

BATHROOM

Fitted with a contemporary suite comprising panelled bath with mixer tap and separate thermostatically controlled shower over with glazed shower screen, wall hung wash basin with mixer tap, low level WC with concealed cistern, Karndean floor, tiled walls, recessed lighting, extractor fan, wall mounted heated ladder rack towel rail.

BEDROOM 2

Range of fitted wardrobe cupboards, corner double glazed window to front, radiator, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled rain head shower and separate hand held attachment, low level WC with concealed cistern, wall hung wash basin, Karndean floor, tiled walls, recessed lighting, extractor fan, wall mounted heated ladder rack towel rail.

BEDROOM 3

Double glazed window to rear overlooking the golf course and towards the sea, radiator.

SECOND FLOOR

LANDING

Illuminated by two most effective light tubes, access to storage cupboard, radiator, door to living space, door to cloakroom, door to:

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated Neff dishwasher, two integrated Neff ovens/grills, square edge quartz worktops inset with 1½ bowl ceramic sink and drainer unit with mixer tap and 5-burner Neff gas hob with glazed upstand and Neff stainless steel extractor hood above, range of coordinating wall cupboards, integrated fridge and freezer, coordinating island unit, double glazed corner window with views towards the sea, wood effect flooring.



OPEN PLAN LIVING/DINING SPACE

A generous open plan space set beneath a double height part-vaulted ceiling incorporating pair of electronically operated, self closing double glazed Velux roof lights, tall picture window and double glazed sliding doors to balcony and commanding panoramic views over the golf course, of the banks of the historic Royal Military Canal and to the south of the sea, cast iron fireplace inset with electric fire, double glazed window to side, micro-lift/dumb waiter, engineered oak flooring throughout, radiator, pair of pocket sliding doors leading to:

BALCONY

Decked, enclosed by glazed balustrade, beneath a vaulted roofline, the perfect vantage point from where to enjoy the views.

CLOAKROOM

Low level WC with concealed cistern, pedestal wash basin, obscure double glazed window to front.

OUTSIDE

FRONT GARDEN

The gardens to the front of the properties are owned by and managed by the management company and directly to the front of the house is a block paved covered driveway

providing off-road parking from where a block paved pathway leads to the front door and continues to the side of the property where access can be gained to the:

REAR GARDEN

The garden to the rear of the property incorporates a paved terrace directly to the rear of the house, extending to an area topped in shingle and with borders planted with a variety of shrubs and other plants including hydrangea, clematis montana, selenium and jasmine and leading to a further stone paved terrace and an attractive timber framed summerhouse. To the side of the property is a useful paved utility area ideal for bin storage etc. and incorporating a timber shed, outside tap, outside lighting, outside power point. The garden is well enclosed by timber panelled fencing and incorporates a timber personal gate to the front garden.

EPC Rating Band B

COUNCIL TAX

Band F approx. £3321.73 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

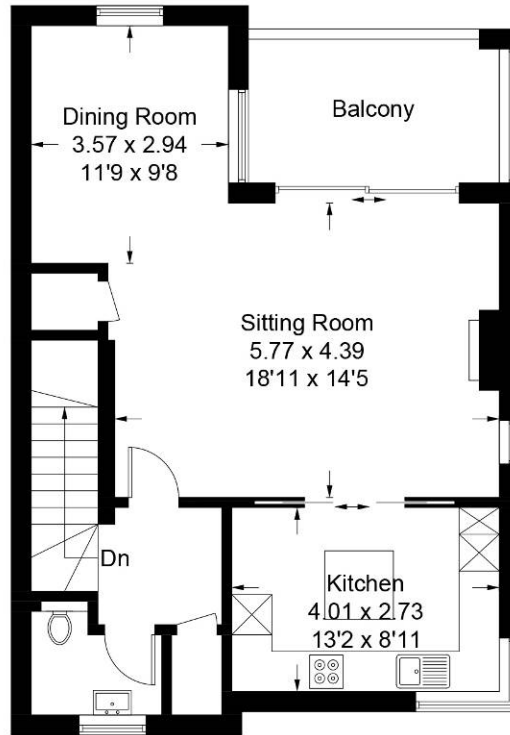


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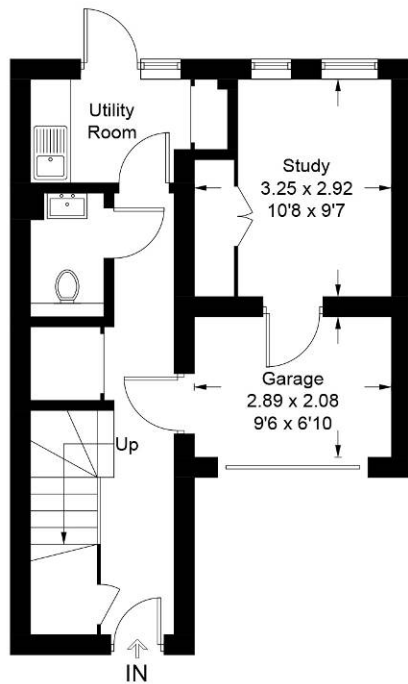


Imperial Gardens, Hythe, CT21

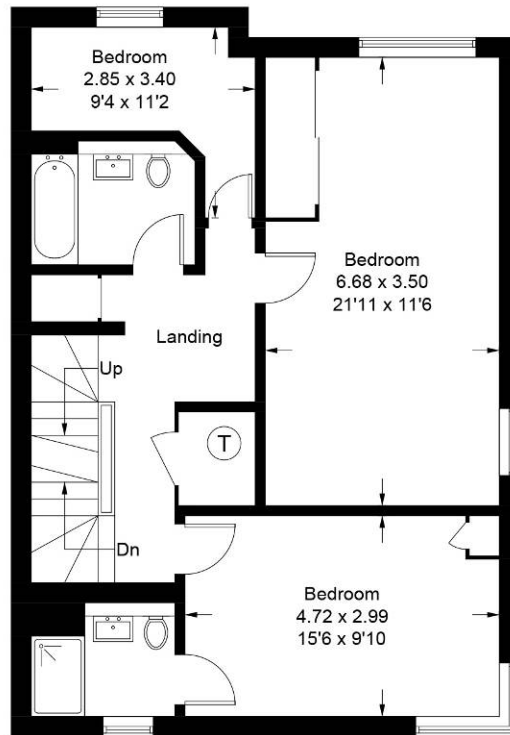
Approximate Gross Internal Area
Ground Floor = 36.5 sq m / 393 sq ft (Including Garage)
First Floor = 70.3 sq m / 757 sq ft
Second Floor = 60.3 sq m / 649 sq ft
Total = 167.1 sq m / 1799 sq ft



Second Floor



Ground Floor



First Floor

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