



49 High Street, Hythe, Kent CT21 5AD



## 16 NEWMANS CLOSE HYTHE

**£450,000 Freehold**  
**NO ONWARD CHAIN**

A well presented semi-detached house in a prime central location, accessible to all local amenities. The accommodation comprises a generous sitting/dining room, fitted kitchen, two double bedrooms, shower room, study/bedroom 3, cloakroom & utility room. Delightful courtyard garden. Garage & 2 parking spaces. EPC C.



# 16 Newman s Close Hythe CT21 6BF

**Entrance Porch, Entrance Hall, Study/Bedroom 3, Cloakroom,  
Two Double Bedrooms, Shower Room,  
Sitting/Dining Room, Kitchen  
Integral Garage, Utility Room  
Rear Courtyard Garden**

## **DESCRIPTION**

A well presented semi-detached house offering spacious accommodation over three floors in a prime central location. At ground floor level is an entrance porch, a welcoming entrance hall with cloakroom, study/bedroom 3 with doors leading out to the pretty courtyard garden and access to the integral garage. On the first floor there are two double bedrooms and a shower room. On the second floor is a generous sitting room with dining area open to the kitchen and enjoying views towards Hythe s picturesque hillside.

The property also benefits from a generous integral garage and utility room, a delightfully secluded courtyard garden and two allocated parking spaces.

## **SITUATION**

Newmans Close is accessed from St Leonards Road, a particularly sought after residential location on level ground, to the south of the Royal Military Canal, moments from the seafront and a short, level walk from the busy High Street with 4 supermarkets (including Waitrose, Aldi and Sainsburys) and range of independent shops and restaurants. There is a selection of sports and leisure facilities in the vicinity, including tennis, bowls, golf courses, swimming pool and water sports, etc. The larger town of Folkestone is 5 miles and the Cathedral City of Canterbury 15 miles.

The motorway network (M20 Junction 11) is within a short driving distance of the property (approx 3 miles), the Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (12 miles). There is also a main line railway station at Westenhanger (1 mile) down the road, with regular commuter services to London and the High Speed Link trains are available at Folkestone (West or Central) or Ashford.

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The accommodation comprises:

### **ENTRANCE PORCH**

Entered via a pair of double glazed doors with double glazed windows to side, tiled floor, part obscure-glazed timber door to door:

### **ENTRANCE HALL**

Staircase to 1st floor, coved ceiling, radiator, door to garage, doors to:

### **STUDY/BEDROOM 3**

Double glazed window to front, pair of double glazed casement doors to rear courtyard garden, coved ceiling, radiator.

### **CLOAKROOM**

Close coupled WC, wash basin with vanity cupboard below, tiled splashback, obscure double glazed window to front, coved ceiling, recessed lighting, radiator.

### **SECOND FLOOR LANDING**

Obscure double glazed window over stairwell, staircase to 2nd floor, coved ceiling, doors to:

### **BEDROOM 1**

Full height double glazed windows to front, coved ceiling, radiator.

### **BEDROOM 2**

Double glazed window to front, fitted wardrobe cupboard and coordinating dressing table, coved ceiling, radiator.

### **SHOWER ROOM**

Shower enclosure with thermostatically controlled shower, pedestal wash basin, close coupled WC, wall mounted mirrored vanity unit, obscure double glazed window to rear, coved ceiling, recessed lighting, extractor fan, localised tiling, radiator.

### **SECOND FLOOR LANDING**

Obscured double glazed window over stairwell, coved ceiling, door to:

### **SITTING/DINING ROOM**

Double glazed casement doors opening to a Juliet balcony with views towards The Roughts, double glazed windows to side, pair of Velux windows, recessed lighting, timber effect flooring, access to loft space, recessed lighting, radiator, open through to:

### **KITCHEN**

Well fitted with a range of base cupboard and drawer units incorporating integrated stoves electric oven and integrated dishwasher, work surface inset with 1 ½ bowl stainless steel sink and drainer unit with mixer tap, gas hob, tiled splashbacks, integrated fridge freezer, timber effect flooring, double glazed windows to side with views over Hythe's pretty hillside, pair of Velux windows, recessed lighting.

### **INTEGRAL GARAGE**

Electric door to front, power & light, door to:

### **UTILITY ROOM**

Well fitted with cupboards and drawers incorporating recess and plumbing for washing machine, worksurface inset with stainless steel circular sink, tiled splashback, double glazed door to rear, wall mounted Worcester gas boiler, recessed lighting, coved ceiling, extractor fan.

### **OUTSIDE**

#### **Rear Courtyard**

Directly to the rear of the property is a stone paved terrace leading to an area topped in shingle backed by raised borders planted with a variety of shrubs, herbaceous and other plants, weeping birch and various roses. The garden is well enclosed by a mixture of timber panelled fencing and a brick built wall, timber gate with pedestrian access to the allocated parking.

### **EPC Rating C**

### **COUNCIL TAX**

Band D approx. £2299.66 (2024/25)  
Folkestone & Hythe District Council.

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







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Approximate Gross Internal Area :-





49 High Street, Hythe, Kent CT21 5AD  
Tel: 01303 266022  
[www.lawrenceandco.co.uk](http://www.lawrenceandco.co.uk)  
[findahome@lawrenceandco.co.uk](mailto:findahome@lawrenceandco.co.uk)