



49 High Street, Hythe, Kent CT21 5AD



**14 PEREGRINE CLOSE,
HYTHE**

£340,000 Freehold

Situated in a popular cul-de-sac close to the Royal Military Canal, this mid terraced house offers smartly presented, comfortably proportioned accommodation including a sitting/dining room, well fitted kitchen, cloakroom, two bedrooms and a shower room. Secluded west facing garden, garage and parking. EPC C.



www.lawrenceandco.co.uk

Tel: 01303 266022

email: findahome@lawrenceandco.co.uk

14 Peregrine Close, Hythe CT21 6QZ

Entrance Hall, Sitting/Dining Room, Kitchen, Cloakroom, Two Bedrooms, Shower Room, Front and Rear Gardens, Garage and Parking

DESCRIPTION

This appealing terraced house forms part an attractive cul-de-sac comprising similarly pleasing properties. It appears to have been well maintained and enjoys comfortably proportioned and attractively presented accommodation with an entrance hall, cloakroom, sitting/dining room and kitchen. The first floor comprises two bedrooms and a shower room.

The property also benefits from a driveway and single garage en-bloc. To the rear there is a delightfully secluded garden, which enjoys a westerly aspect.

The house has the benefit of solar panels on the garage roof which feed back into the grid and photovoltaic panels on the main roof which contribute toward the hot water supply.

SITUATION

The property is situated approximately a mile-and-a-half to the west of Hythe town centre, with a bus route on the doorstep for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal, cycle path and local beauty spot The Roughs with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well served town with a bustling High Street offering a variety of independent shops, boutiques, cafes, restaurants, doctors and dentists etc. There are also 4 supermarkets (including Waitrose, Sainsbury and Aldi). There are two golf courses and a Leisure Centre at the Hotel Imperial, all within easy reach and there is a variety of other sports and leisure facilities in the vicinity.

The M20 (Junction 13) and Channel Tunnel Terminal are both approximately 4 miles distant and there is a mainline railway station at Saltwood, approximately 3 miles away. The High Speed Link to London St Pancras is available from Ashford International Station with a journey time of approximately 37 minutes.

The accommodation comprises:

ENTRANCE HALL

Entered via a UPVC and obscured double glazed door, staircase to first floor, radiator, doors to:

SITTING/DINING ROOM

Access to deep understairs storage cupboard, coved ceiling, double glazed sliding patio doors opening to and overlooking the rear garden, double glazed window to rear, radiators.



KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating recesses and provision for washing machine and freestanding stove, roll top work surfaces, inset with stainless steel sink and drainer unit, tiled splashbacks, coordinating wall cupboards incorporating extractor hood ABOVE the hob, space for freestanding fridge/freezer, wall mounted Baxi gas fired boiler, double glazed window to front, radiator.

CLOAKROOM

Low level w.c., wash basin, obscured double glazed window to front, radiator.

FIRST FLOOR LANDING

Access to loft space via a hatch fitted with a loft ladder, doors to:

BEDROOM

Pair of double glazed windows to rear overlooking the garden, radiator.

BEDROOM

Built-in storage cupboard housing pressurised hot water cylinder, built-in wardrobe cupboards, pair of double glazed windows to front, radiator.

SHOWER ROOM

Walk-in twin sized shower enclosure with thermostatically controlled shower, low level w.c., pedestal wash basin, shaver and light point, wall mounted electric heater.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is laid largely to lawn with a block paved pathway leading to the front door and an attractive specimen bay tree.

REAR GARDEN

The garden to the rear of the property enjoys a westerly aspect and has been block paved for ease of maintenance providing a delightful environment for alfresco dining and entertaining with a small timber framed

pergola to the far end supporting a vine. There is rear access from the garden returning to Peregrine Close.

GARAGE

Up and over door to front, power and light, workings for solar panels.

PARKING

The driveway before the garage provides off road parking.

SOLAR PANELS

There are solar panels on the roof of the garage which feed back into the grid and photovoltaic panels on the roof of the house which help towards the supply of hot water.

EPC Rating Band C

COUNCIL TAX

Band C approx. £2141.23 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

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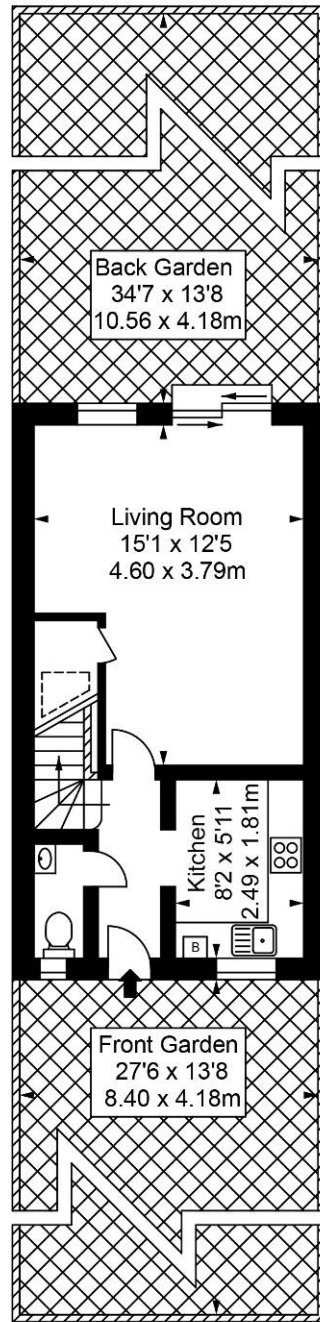
Approximate Gross Internal Area :-

Ground Floor :- 28.23 sq m / 304 sq ft

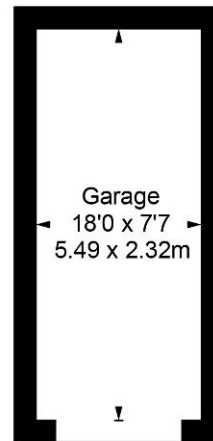
First Floor :- 28.23 sq m / 304 sq ft

Garage :- 12.73 sq m / 137 sq ft

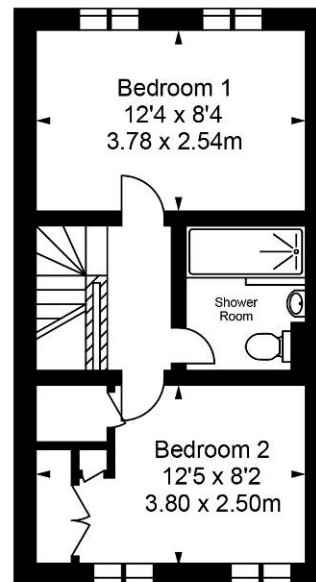
Total :- 69.19 sq m / 745 sq ft



Ground Floor



Garage



First Floor

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