



**Laing  
Bennett**  
Independent estate & letting agents

Wimblehurst, Church Road, Hythe, Kent, CT21 5DP

EPC Rating = C

£750,000









This hillside home with sea views enjoys a commanding position in the town of Hythe with sweeping views over the town and the English Channel in the distance. This well-proportioned detached three-bedroom home offers light-filled living space, flexible accommodation, and excellent potential. The ground floor includes a spacious living room, a separate study, and an open-plan kitchen/dining room, both of which benefit from the home's elevated setting and natural light. A useful utility room and downstairs WC. Upstairs, three double bedrooms (all with built-in wardrobes) are served by a family bathroom and en suite to the main bedroom. A loft room offers perfect storage or potential conversion, subject to permissions. Outside, the property is set back from the road with a driveway and integral garage. Well kept gardens to the front and rear. Rear pedestrian gate with access leading to the town centre. This is a fantastic opportunity to secure a detached home in one of Hythe's sought-after hillside locations, just a short distance from the High Street, seafront and local amenities. EPC RATING = C

**£750,000**

**Tenure** Freehold

**Property Type** Detached House

**Receptions** 3

**Bedrooms** 3

**Bathrooms** 2

**Parking** Driveway & Garage

**Heating** Gas

**EPC Rating** C

**Council Tax**

Folkestone & Hythe District Council



**Situation**

The property is situated in the most sought after position of 'Church Road' in an elevated position enjoying magnificent views, yet close enough to walk to the bustling Hythe town centre which offers amenities including; Waitrose, Sainsbury's and Aldi, a wide variety of independent shops and larger retailers, doctors surgeries and dentists, swimming pool and leisure facilities, sports grounds and clubs and public houses and restaurants.

The Port town of Folkestone is approximately 4.5 miles to the East and is the home of 'The Creative Quarter' which boasts a thriving collection of Artist's studios and creative businesses, as well as a wide range of amenities such as Shopping centre, Supermarkets, independent shops, restaurants and leisure facilities, Folkestone benefits from the recently restored Harbour Arm which has become a food, drink and entertainment destination for the town and its visitors. There is a mainline railway station at Sandling (Approx. 1.6 miles) and Folkestone (Approx 4.9 miles) has a direct connection to the High Speed service to London Stratford and St Pancras stations with an Approx. journey time of 53 minutes. Channel Tunnel terminal is (Approx. 4.8 miles) The M20 connection to the motorway network is (Approx. 3.7 miles).

**The accommodation comprises**

**Ground floor**

**Entrance hall**

**Hallway**

13' 2" x 6' 9" (4.01m x 2.06m)

**Living room**

16' 4" x 15' 1" (4.98m x 4.60m)

**Study**

10' 9" x 10' 0" (3.28m x 3.05m)

**Kitchen/Dining room**

20' 4" x 12' 11" (6.20m x 3.94m)







## Utility room

9' 5" x 6' 5" (2.87m x 1.96m)

## WC

## First floor

### Landing

### Bedroom one

13' 11" x 12' 1" (4.24m x 3.68m) - Air-conditioning unit

### En suite shower room

### Bedroom two

11' 1" x 10' 6" (3.38m x 3.20m)

### Bedroom three

11' 9" x 10' 6" (3.58m x 3.20m)

## Bathroom

## Outside

### Front garden

### Driveway and garage

### Rear garden

A mature garden with well kept lawn, hedges and borders. Raised terrace seating area with glass surround/balcony - storage underneath. Patio area. Rear pedestrian access gate with right of way leading to Hillside Street for access to the town.













Approximate Gross Internal Area (Excluding Loft) = 160 sq m / 1721 sq ft

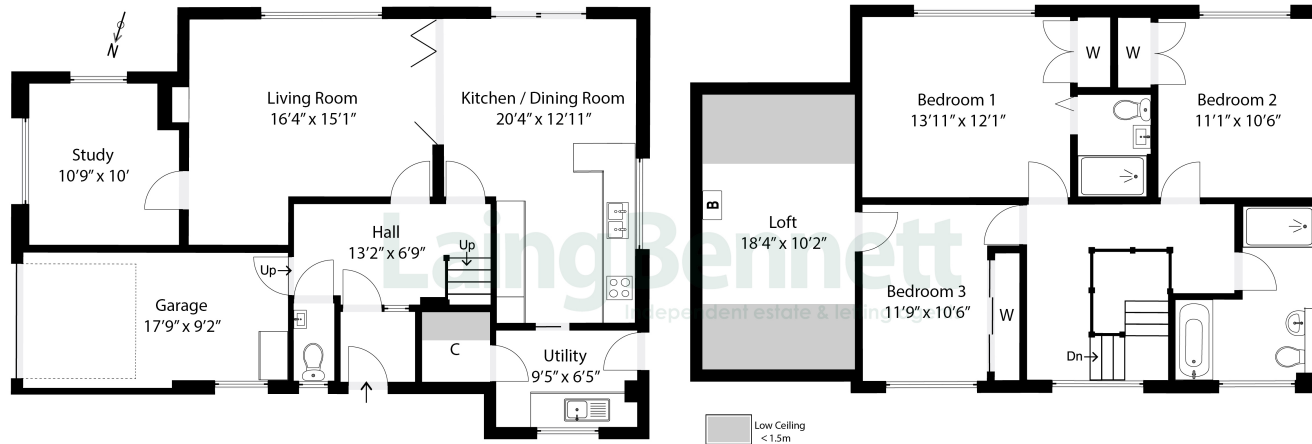
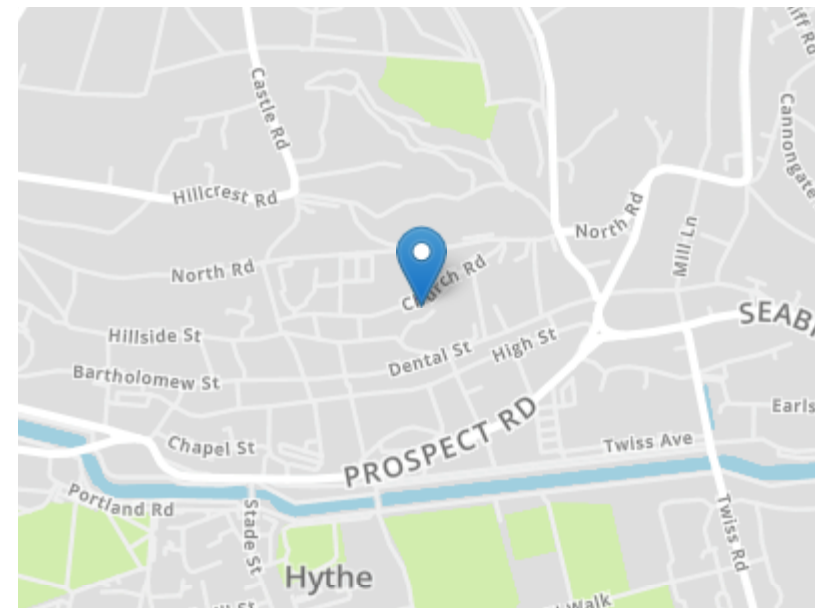


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.  
© Unauthorised reproduction prohibited - chris Kemp@hotmail.com



Need to book a viewing?

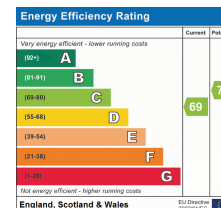
If you would like to book a viewing please contact our office on **01303 863393** or email **sales@laingbennett.co.uk**

See all our properties at



[www.laingbennett.co.uk](http://www.laingbennett.co.uk)

The Estate Office  
8 Station Road  
Lyminge  
Folkestone  
Kent  
CT18 8HP



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/ Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.