



HUNTERS®
HERE TO GET *you* THERE

3 2 3 D

Hillside Street, Hythe

Asking Price £650,000



A truly striking character home offers a unique blend of traditional charm and modern living and sits on a plot of approximately 0.25 of acre with mature gardens with impressive views over Hythe and on to sea.

One of the stand out features of this property is its deceptively spacious accommodation, which allows for a flexible layout to suit your lifestyle needs. With three generously sized reception rooms, this home provides ample space for both relaxation and entertaining. The three well-appointed bedrooms ensure comfort for family and guests alike, while the two bathrooms add convenience to daily routines.

The delightful gardens surrounding the home create a serene outdoor space, perfect for enjoying the fresh air or hosting gatherings with friends and family. A lovely feature to this property is the large decked area with canopy providing an ideal space for outdoor living, boasting stunning sea views, providing a picturesque backdrop that enhances the overall appeal of this residence.

For those with vehicles, the ample parking space for up to four vehicles is a significant advantage, ensuring that you and your guests can come and go with ease. In addition, the garden offers a detached barn, which offers great potential to develop and sperate the plot creating a new dwelling subject the normal permissions

This property is not just a home; it is a lifestyle choice, offering a perfect blend of comfort, character, and convenience in a sought-after location. Whether you are looking to settle down or seeking a holiday retreat, this delightful property in Hythe is sure to impress.

The property is located with in easy access to the Hythe's Town Centre. Hythe offers an excellent selection of local shops and restaurants as well as amenities including doctors' surgeries, dentists, hairdressers, and library. The town also boasts Sainsbury's and Waitrose is only a short stroll away. The seafront and promenade are also only a short walk away, and can be accessed via the picturesque 'Lady's Walk'. Primary schooling is located just off nearby Hythe's green with secondary schooling available in Saltwood, while grammar schools for both boys' and girls' are available in nearby Folkestone.

Channel Tunnel terminal and port of Dover are also easily accessed by car. High speed rail services are available from Folkestone West station being approximately 15 minutes by car and offering regular fast services to London, St. Pancras in approximately 50 minutes. The local area also offers a selection of golf courses including the Hythe Imperial, Sene Park and Etchinghill.

Services - Mains water, gas, electricity and sewerage

Heating - Gas central heating

Broadband - 15b - 1800mb

Mobile Phone coverage - Okay to Good

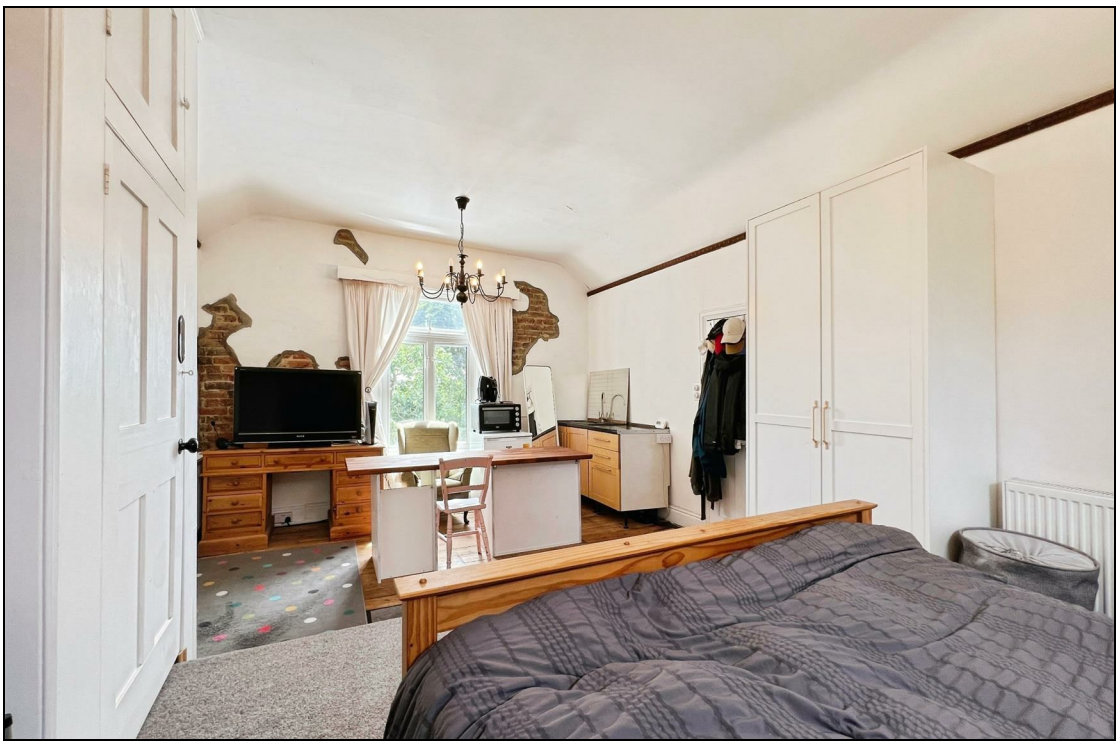
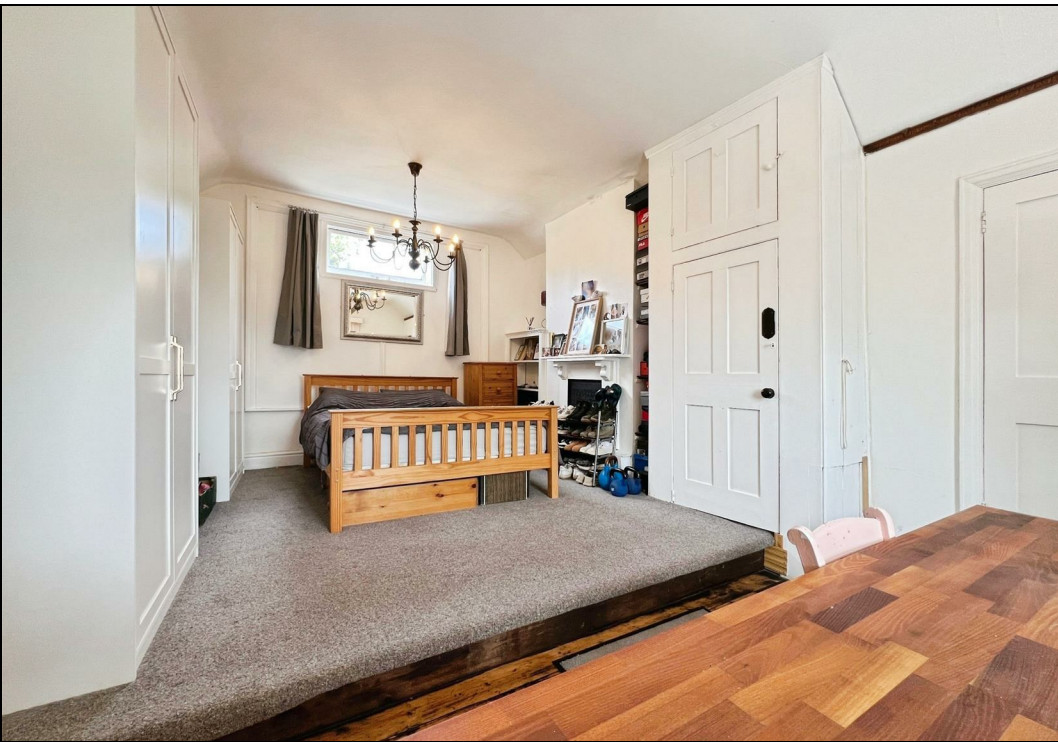
Flood Risk - Very Low



- STRIKING CHARACTER HOME WITH SEA VIEWS
- DECEPTIVELY SPACIOUS ACCOMMODATION
 - TWO RECEPTION ROOMS
 - KITCHEN/DINING ROOM
 - CLOAKROOM & UTILITY ROOM
 - EN SUITE AND FAMILY BATHROOM
 - PLOT OF APPROX 0.25 ACRE
 - DELIGHTFUL LANDSCAPED GARDENS
- GRAVELLED DRIVEWAY FOR SEVERAL CARS
- WITHIN A SHORT DISTANCE TO THE HIGH STREET





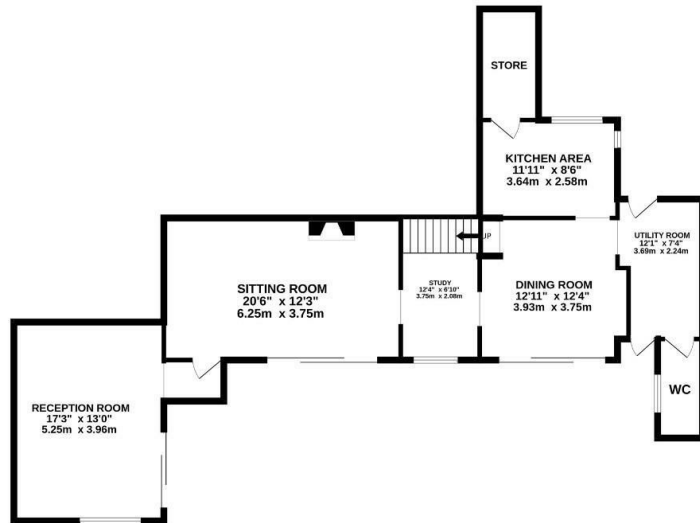




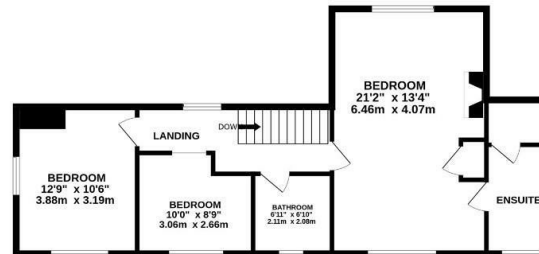




GROUND FLOOR
985 sq.ft. (91.5 sq.m.) approx.



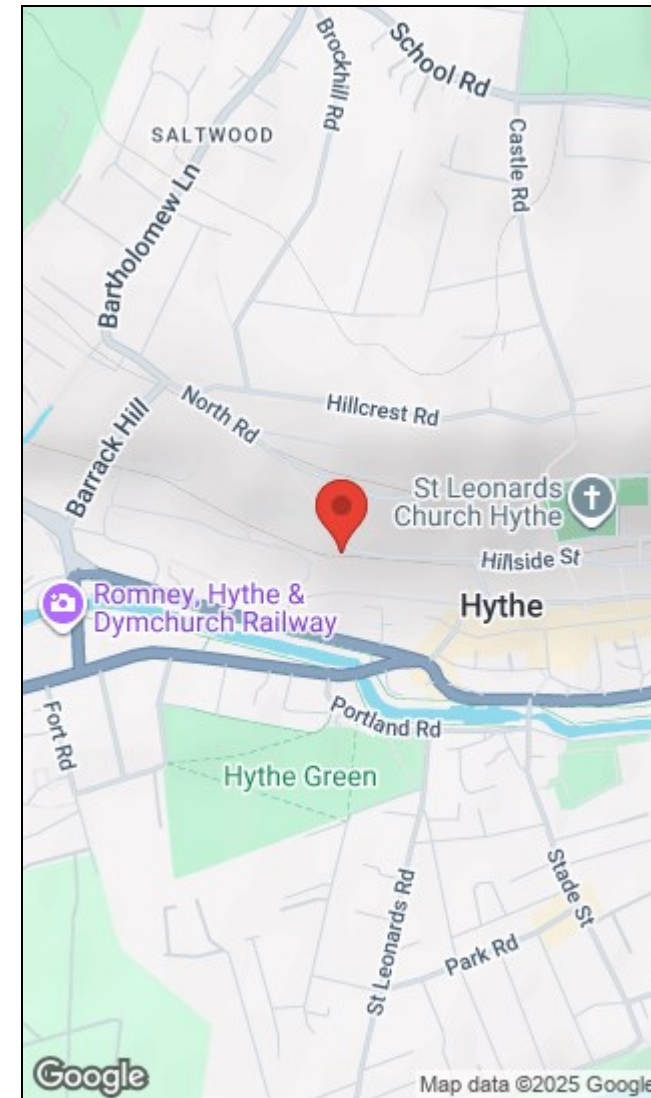
1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.





TOTAL FLOOR AREA : 1677 sq.ft. (155.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	62	77	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		

156a High Street, Hythe, Kent, CT21 6JU | 01303 261557
hythe@hunters.com | www.hunters.com



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