



17 St Nicholas Road Hythe Kent CT21 6JQ
Guide £385,000

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17 St Nicholas Road

Hythe CT21 6JQ

An attractively updated Victorian terraced property situated opposite Hythe Green.

Situation

Situated in a highly sought after, well established area and facing Hythe Green, this property is conveniently located on level ground close to the town centre and its bustling high street, which features a variety of shops, boutiques, cafés, restaurants, and supermarkets, including Waitrose. The Royal Military Canal is also nearby, offering scenic walks and the chance to enjoy nature.

High-speed rail links to London St. Pancras are available in under an hour from the nearby Sandling and Folkestone West train stations. The M20 motorway provides easy access to the rest of Kent, while the Eurotunnel in Cheriton offers direct connections to France and the Continent.

The Property

Nestled in the heart of Hythe and perfectly positioned to enjoy uninterrupted views of Hythe Green, this attractively presented home offers a wonderful blend of character, charm, and modern convenience.

Step inside to a welcoming entrance hall, stylishly decorated and featuring a balustrade staircase. Parquet style laminate flooring flows seamlessly through both reception rooms, enhancing the home's warmth and cohesion. Clever built-in storage under the stairs adds practicality without compromising on style. The elegant living room boasts an open fireplace and a large bay window framing beautiful views across the Green, making it a perfect place to unwind. The separate dining room has built-in banquette seating, custom bookshelves, and a double-glazed window overlooking a charming rear garden.

The refitted kitchen impresses with sleek dark blue cabinetry, generous work surfaces, a built-in oven and gas hob with extractor hood, and direct garden access. An open archway leads to a convenient utility area with a worktop and plumbing for a washing machine and tumble dryer. A newly installed double-glazed door provides an additional route to the garden.

Upstairs, a spacious landing with loft access leads to three generously sized bedrooms. The front bedroom enjoys sweeping views of Hythe Green, while the other rooms are bright and well-proportioned. The bathroom has been beautifully updated with a contemporary white suite, featuring a luxurious roll-top bath with overhead shower, vanity basin, large illuminated mirror with Bluetooth connectivity, and a sleek low-level WC. This home perfectly combines timeless charm with thoughtful modern upgrades—all in an unbeatable location.

Outside

The front garden features a low boundary wall with a neat blue slate finish, creating a smart and low-maintenance entrance.

To the rear, there is a pretty garden which includes a small lawn, a paved patio, and a pathway leading to the back boundary. Enclosed by high panelled fencing for privacy, it also offers flower borders, a garden shed, and a pedestrian gate providing rear access.



To view this property call Colebrook Sturrock on **01303 260666**

Total Approximate Area = 925 sq ft / 85.9 sq m
For identification only - Not to scale



Reception Room
13'9 x 10'9 (4.19 x 3.27)
Dining Room
11'7 x 11'3 (3.53 x 3.43)
Kitchen
10'5 x 8'3 (3.17 x 2.51)
Utility
8'3 x 4' (2.51 x 1.21)
Bedroom One
14'3 x 11'2 (4.33 x 3.39)
Bedroom Two
11'6 x 8'11 (3.52 x 2.71)
Bedroom Three
11'6 x 8'4 (3.50 x 2.55)
Bathroom
6' x 5' (1.83 x 1.51)

Services

We understand all main services are installed.

Local Authority

Folkestone and Hythe District Council, Council Offices,
Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: B

EPC Rating: D

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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