



15 Fairlight Road Hythe Kent CT21 4AD  
Guide £850,000

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# 15 Fairlight Road

Hythe Kent CT21 4AD

A handsome four/five bedroom detached house just a short walk away from Saltwood village. Chain free.

## Situation

Enjoying a highly desirable location close to the centres of both Hythe and Saltwood, giving access to many restaurants, pubs and shops and the seafront beyond. A comfortably secure location where there are a number of high performing primary schools within the area as well as boys and girls grammar schools in neighbouring Folkestone.

Commuting services are excellent with High Speed rail links to London St Pancras via Sandling station and Folkestone West station. Access to the nearby M20 motorway provides a network to the remainder of Kent and Eurotunnel in Cheriton is nearby offering connections to the Continent.

## The Property

This highly attractive character property is situated in a sought after location and offers spacious, versatile accommodation throughout. The property is accessed via a pathway leading to an enclosed reception porch and a door that opens into a generous entrance hall. Double doors lead into the bright and airy living room, featuring a bay window, an elegant fireplace, and a double glazed patio door opening onto a large stone patio.

Off the lounge is a flexible study or fifth bedroom, which also has patio access, as well as a cloakroom/WC with fitted storage cupboards, a built-in wardrobe, and access to the utility room. The dining room, accessible from both the lounge and the entrance hall, boasts a charming period fireplace with tiled slips and a wrought iron grate. Beyond the dining room is the kitchen, fitted with a range of shaker style wood effect cabinets and drawers, roll top work surfaces, plumbing for a dishwasher, an integrated Neff oven and grill, Neff induction hob, and double aspect windows offering views of the sun terrace and rear garden. A back door provides further garden access.

Upstairs, a half landing with a window overlooking the garden leads to a galleried landing with a loft hatch and a built-in airing cupboard housing the hot water cylinder. The master bedroom enjoys double aspect windows with sea views at the front and garden views at the rear, along with a range of built-in wardrobes, matching drawers, a dressing table, and bedside cabinets. The adjoining en-suite includes a vanity wash basin, low level WC, and a spacious double shower. There are three additional bedrooms on this floor, as well as a modern wet room with a large double shower, low level WC, wash basin, and a corner jacuzzi bath.

## Outside

The gardens are a standout feature of the property. The front garden is laid to lawn, with a paved entrance, flower beds, small shrubs, and a short driveway leading to a covered bin storage area. There is also side pedestrian access and an external water tap.

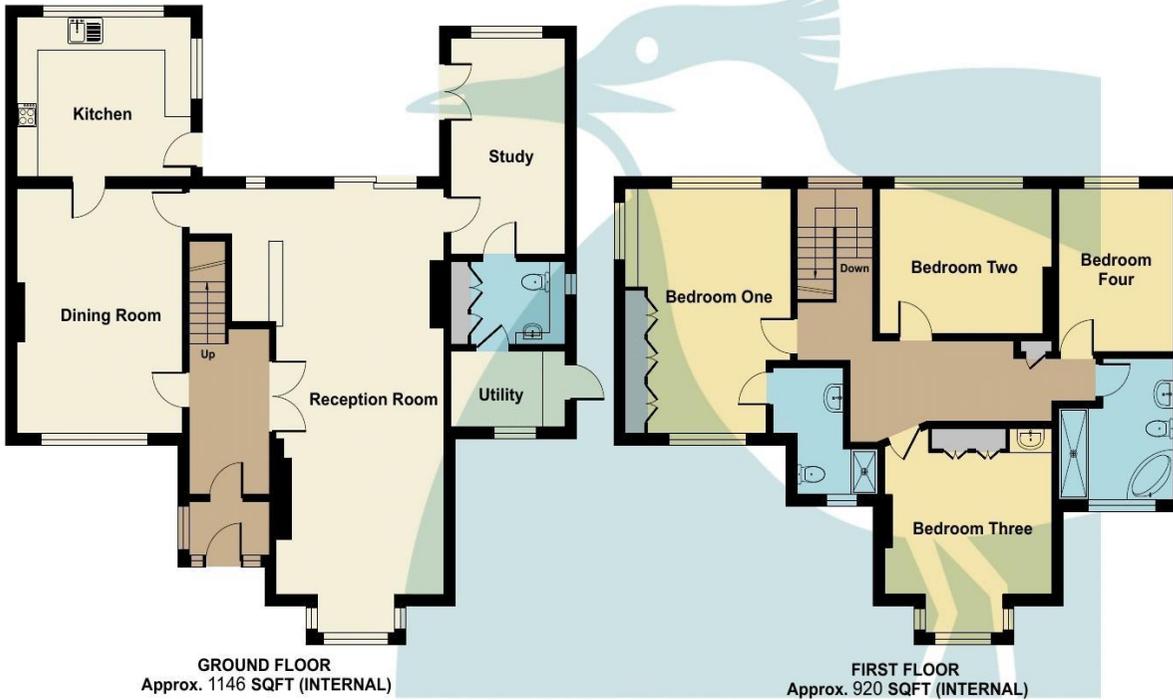
The rear garden offers exceptional privacy, with a large lawn extending to the rear boundary, bordered by mature flowering shrubs, fruit trees, and various plants. A spacious stone paved sun terrace, featuring a covered pergola is adorned with climbing clematis, ivy, and grapevine, overlooking the garden. Stone steps lead down from the terrace to the lawn.

Additionally, there is a detached garden outbuilding accessible from the garden or via a gate to a small driveway with access to Bartholomew Lane. Subject to obtaining the necessary consents, there is potential to construct a more substantial garage.



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

Total Approximate Area = 2066 sq ft / 191.9 sq m  
For identification only - Not to scale



**GROUND FLOOR**  
Approx. 1146 SQFT (INTERNAL)

**FIRST FLOOR**  
Approx. 920 SQFT (INTERNAL)

- Study**  
15'1" x 8'5" (4.59 x 2.57)
- Reception Room**  
28'3" x 19'5" (8.62 x 5.92)
- Kitchen**  
13' x 11'1" (3.95 x 3.39)
- Dining Room**  
17'1" x 12'4" (5.20 x 3.75)
- Garage**  
21'10" x 9'5" (6.65 x 2.87)
- Bedroom One**  
17'2" x 12'3" (5.22 x 3.73)
- Bedroom Two**  
13' x 10'1" (3.95 x 3.08)
- Bedroom Three**  
11'7" x 9'3" (3.52 x 2.83)
- Bedroom Four**  
11'1" x 8'5" (3.83 x 2.56)

## Services

We understand all main services are connected.

## Local Authority

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

## Tenure

Freehold

## Current Council Tax Band: G

## EPC Rating: E

## 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		
69-80	C		71 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

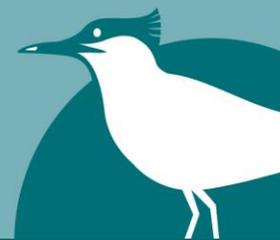


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1187617



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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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