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# Imperial Gardens, Hythe

Asking Price £785,000



This beautifully presented four-bedroom modern semi-detached home occupies an enviable position overlooking the golf course, with far-reaching views extending towards the sea, creating a superb coastal backdrop for everyday living. The property offers well-balanced and contemporary accommodation arranged over multiple levels, designed to maximise both space and natural light.

Imperial Gardens is an exclusive development built approximately 10 years ago in a superb location neighbouring Hythe Golf Club with the beach on one side with the Canal path & Hythe's historic High Street on the other. The development offers beautiful communal gardens with play park and is set far from the main road creating a peaceful and private setting. The low maintenance and security make these popular for those retiring to the sea or young families.

The top level is the real hub of the home with a large open plan lounge / diner offering vaulted ceilings & Velux windows which flood the room with natural light. There are patio doors to the balcony which is large enough for alfresco dining or just enjoying the sunrise with a morning coffee with views over the golf course. In addition, there is a modern log burning stove creating a cosy feel for the winter months. The adjacent kitchen offers a wealth of wall and base units with granite worktops and integrated appliances.

The bedrooms are on the first floor, the master bedroom with en-suite shower room and fitted wardrobes. There are three further bedrooms and modern family bathroom. The ground floor offers the access to integrated garage with up & over door, downstairs cloakroom and utility room with access to garden. Also there is a dumb waiter to all floors providing convenience with your shopping.

The property is approached by a driveway bordered by shrubs leading up to the integrated garage and side access to rear garden. The beautifully landscaped rear garden is thoughtfully designed with a seaside theme and features olive and pine trees, a fire pit and barbecue area, an attractive water feature, exterior lighting, and convenient bike & bins storage positioned to the side of the property.

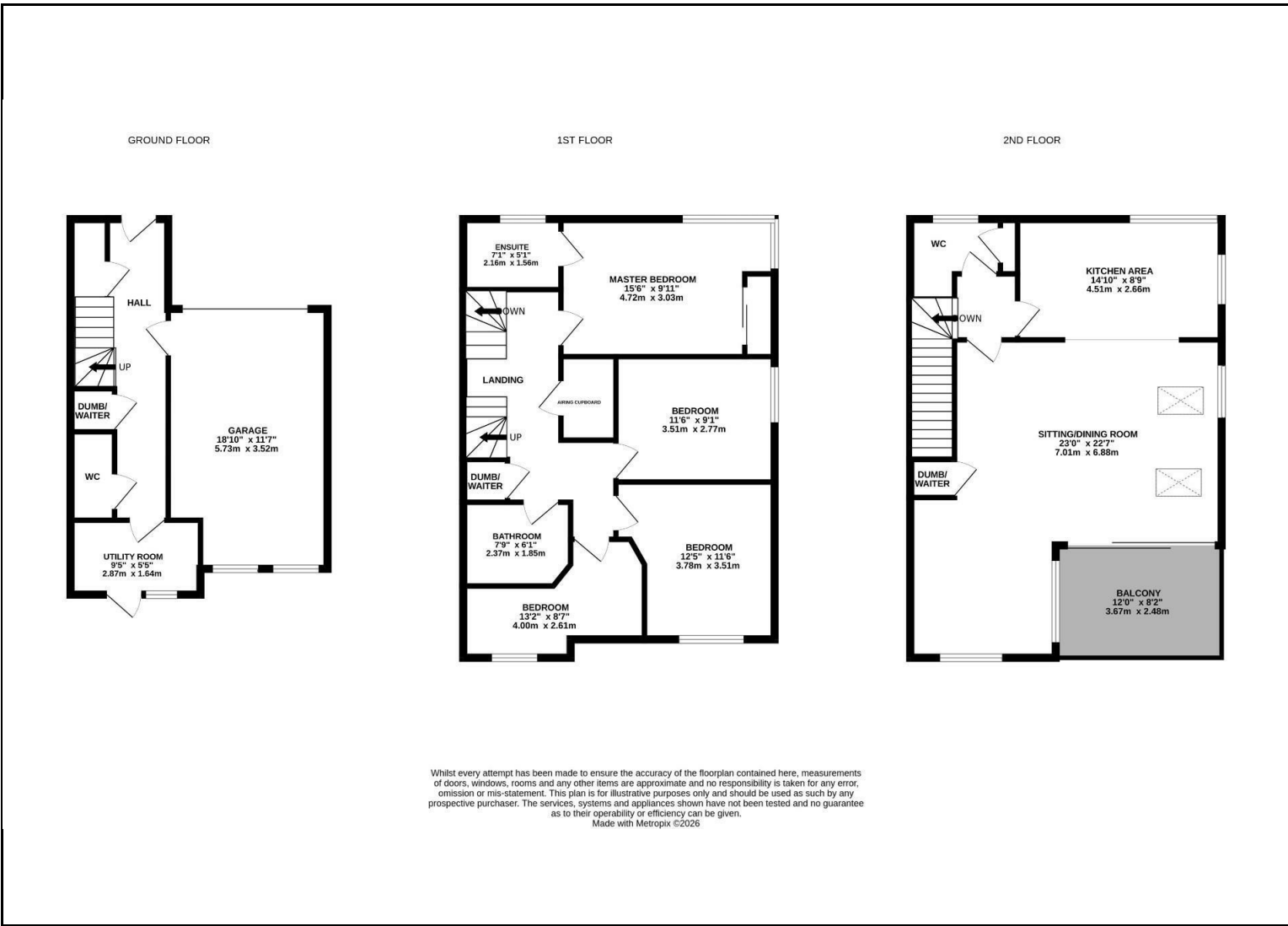


- Prime Coastal Location With Direct Sea Views
- Large Balcony Overlooking The Golf Course
- Modern Open Plan Living Space With Vaulted Ceiling
  - Exclusive Development Set With Communal Gardens
- Excellent Location Close To The Beach & The High Street
- Four Bedroom Semi Detached Contemporary Home
  - En suite Shower & Family Bathroom
  - Two Cloakrooms and Utility Room
- Driveway For Three Cars & Integrated Garage
  - Landscaped Gardens

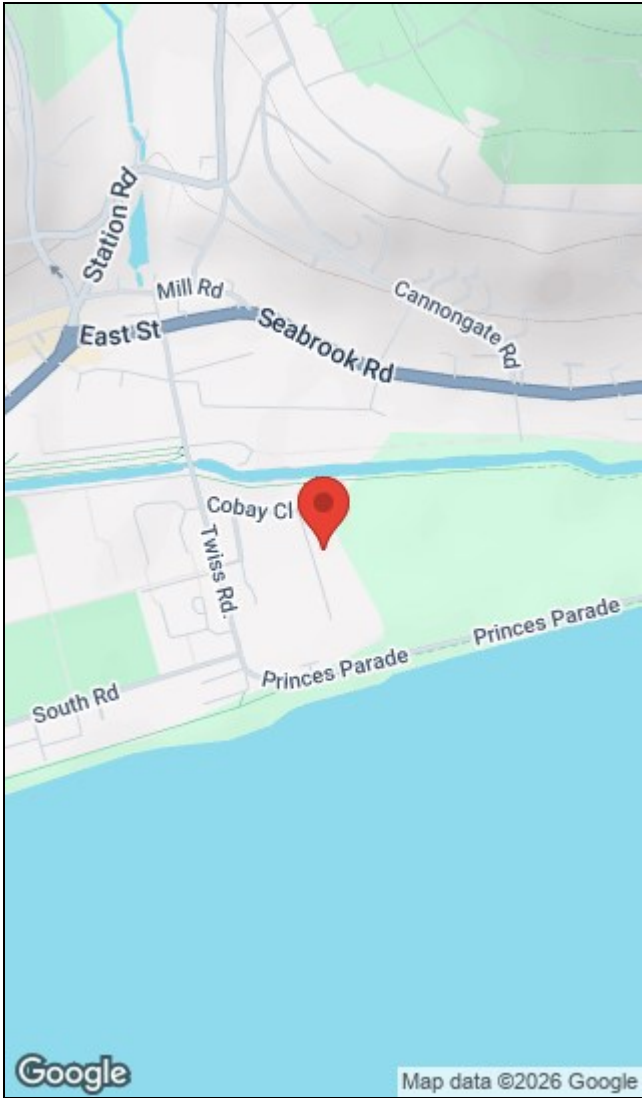








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	74		78
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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