



HUNTERS[®]
HERE TO GET *you* THERE

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CLIFF ROAD, HYTHE

Asking Price £675,000

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NO CHAIN. An opportunity to acquire a property on Hythe's most sought-after areas, which is located at the western end of Cliff Road, which runs from Hythe through to Seabrook. This South facing Detached house is available with no forward chain. The property could benefit from some updating. Entering the property into an entrance hall with staircase to upper floor. Generous size sitting room with views over front and rear gardens, open brick fireplace with solid fuel fire, radiators, double glazed windows and sliding doors out to front terrace. Separate dining room with parquet flooring, double glazed window to rear with radiator under. Kitchen breakfast room with double glazed windows to rear and side. Range of units to wall and base. Built in electric cooker and inset gas hob and extractor hood, work surfaces. Partly tiled walls, spaces for appliances. Access out to rear lobby area with cloak/wc. Courtesy access into garage and rear gardens.

Upper floor landing with access out to south facing balcony with sea views. Master bedroom with double glazed windows to front and rear. Two further bedrooms with double glazed windows to rear. Family shower room with corner cubicle, pedestal wash hand basin and low level wc, radiator, frosted double glazed window

The property is approached via a generous size block paved driveway, with gardens mainly laid to lawn with mature trees and bushes. Raised terrace for relaxing and entertaining. Linked garage to side.

The rear gardens are fence and hedge enclosed, large in length and mainly laid to lawn.

The area has easy access to the M20 motorway, with Dover Harbour a short distance away to pop across to France. While the high-speed service to London St. Pancras in approx 50 minutes can also be accessed from nearby Folkestone Central and West stations.



KEY FEATURES

- SOUGHT AFTER LOCATION IN HYTHE
- SOUTH FACING DETACHED HOUSE
 - BALCONY WITH SEA VIEWS
- THREE BEDROOMS - FAMILY SHOWER ROOM
- LARGE SITTING ROOM - SEPARATE DINING ROOM
- DOUBLE GLAZING-GAS CENTRAL HEATING
- LARGE GARDENS TO FRONT AND REAR
 - GARAGE - NO FORWARD CHAIN







SITTING ROOM
24'3" x 13'11"
7.38m x 4.24m

DINING ROOM
10'4" x 9'8"
3.14m x 2.95m

KITCHEN/BREAKFAST ROOM
15'7" x 9'6"
5.06m x 2.90m

GARAGE
17'2" x 8'4"
5.22m x 2.53m

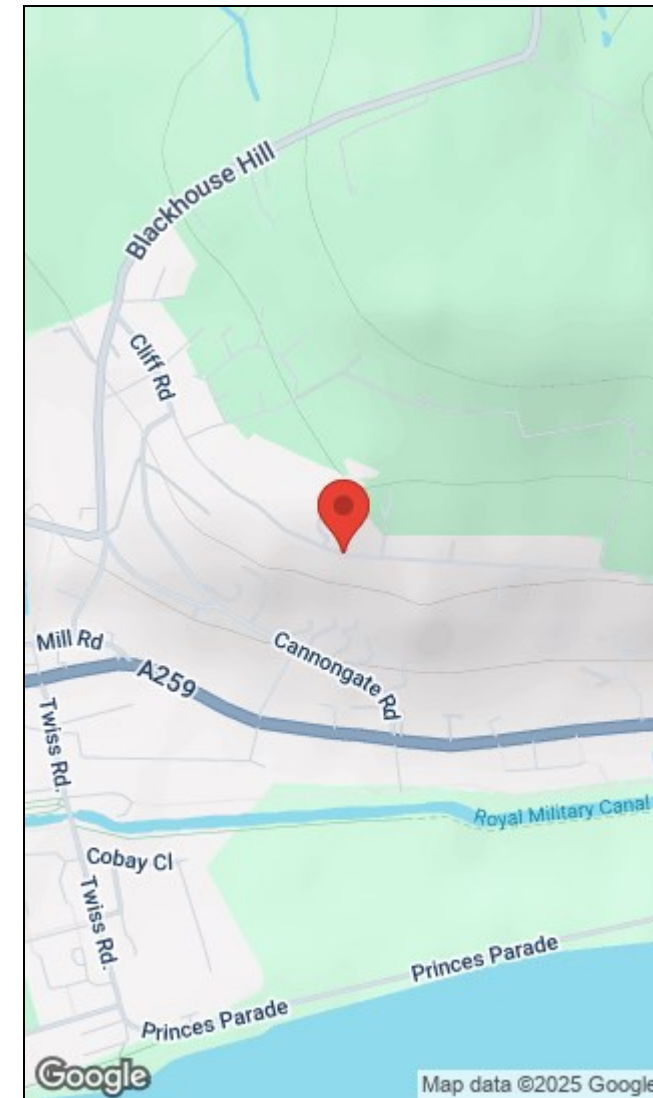
HALL



WC

Floor Plan Details:

- Bedroom 1:** 13'11" x 9'7" (4.85m x 2.92m)
- Bedroom 2:** 11'2" x 9'6" (3.40m x 2.95m)
- Bedroom 3:** 9'8" x 9'4" (2.95m x 2.85m)
- Landing:** Central area with stairs leading up.
- Shower Room:** 8'2" x 6'3" (2.48m x 1.90m)
- Balcony:** Attached to the shower room area.

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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>	63	78	<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>	68	69
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 		



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