



HUNTERS[®]
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Cypress close, St Marys Bay

Asking Price £315,000

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Just minutes from the beach, this beautifully presented two-bedroom mid-terrace home offers the perfect blend of contemporary living, low-maintenance convenience and coastal lifestyle. Situated in the sought-after seaside village of St Mary's Bay, the property is ideal for first-time buyers, downsizers, investors, holiday home purchasers or anyone looking to enjoy life close to the Kent coast.

The heart of the home is an impressive open-plan kitchen, dining and living space, designed to maximise natural light and create a sociable environment for modern family life. The stylish fitted kitchen features ample worktop space, integrated appliances, generous storage and a breakfast bar, seamlessly flowing into the spacious dining and sitting areas. Large French doors open directly onto the rear garden, creating an effortless connection between indoor and outdoor living, perfect for entertaining, summer barbecues or simply relaxing after a day at the beach.

The ground floor also benefits from a convenient WC, while the thoughtfully designed layout provides a bright, spacious feel throughout.

Upstairs, the principal bedroom enjoys the luxury of its own contemporary en suite shower room and built-in storage, creating a comfortable private retreat. A further generous double bedroom is served by a modern family bathroom finished in a timeless style, making the property equally suited to couples, young families or visiting guests.

Outside, the enclosed rear garden provides a private and easy-to-maintain space with plenty of room for outdoor dining, children's play or simply unwinding in the sunshine.

Finished in a fresh, neutral décor throughout, this turn-key home is ready to move straight into, allowing buyers to enjoy the property from day one without the need for immediate improvements.

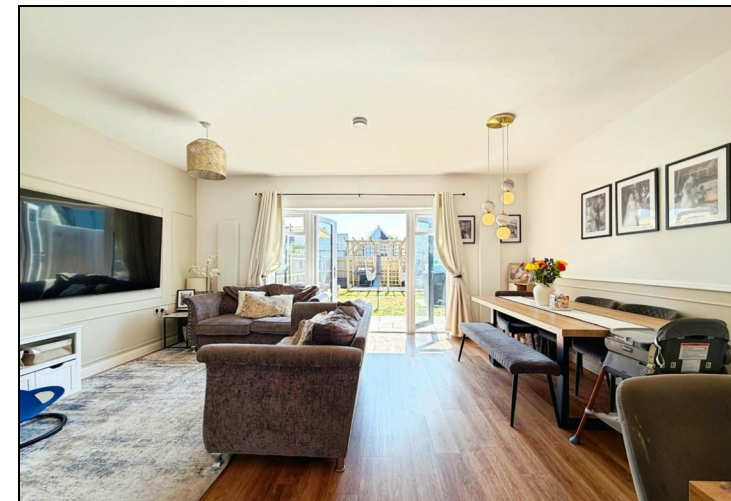
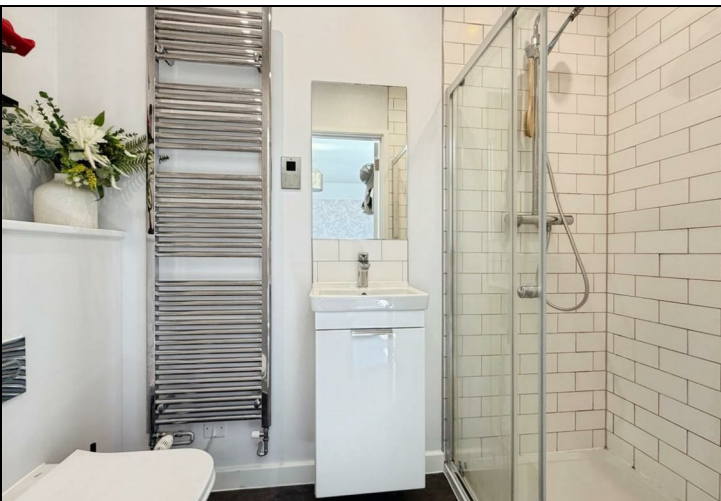
Combining modern open-plan living, two double bedrooms, an en suite, private garden, off-road parking and an enviable location just moments from the beach.

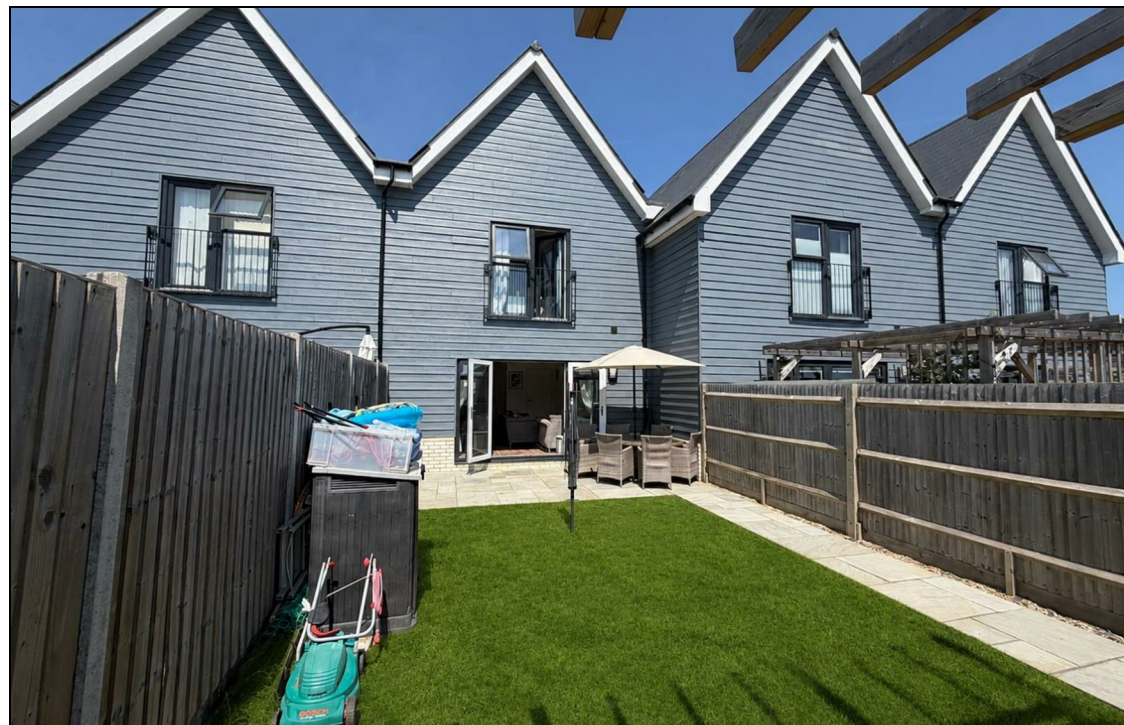
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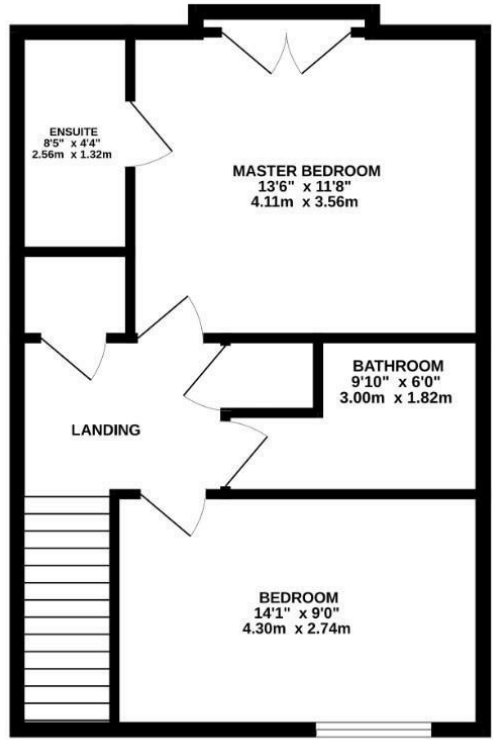
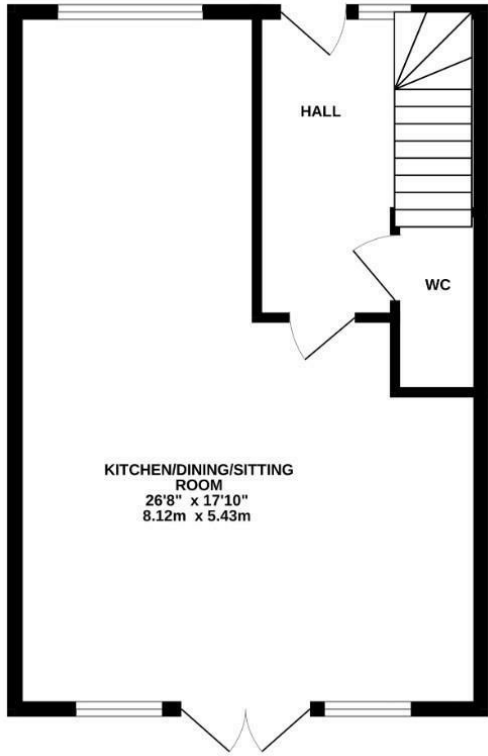


KEY FEATURES

- Two-bedroom mid-terrace home.
- Remainder of 10 year warranty
- Two well-proportioned double bedrooms
- Bright and spacious open-plan living and dining room.
- Dedicated off-road parking space
- Secluded peaceful position
- Short distance from the beach, local shops and everyday amenities.
- Private, enclosed rear garden ideal for relaxing or entertaining

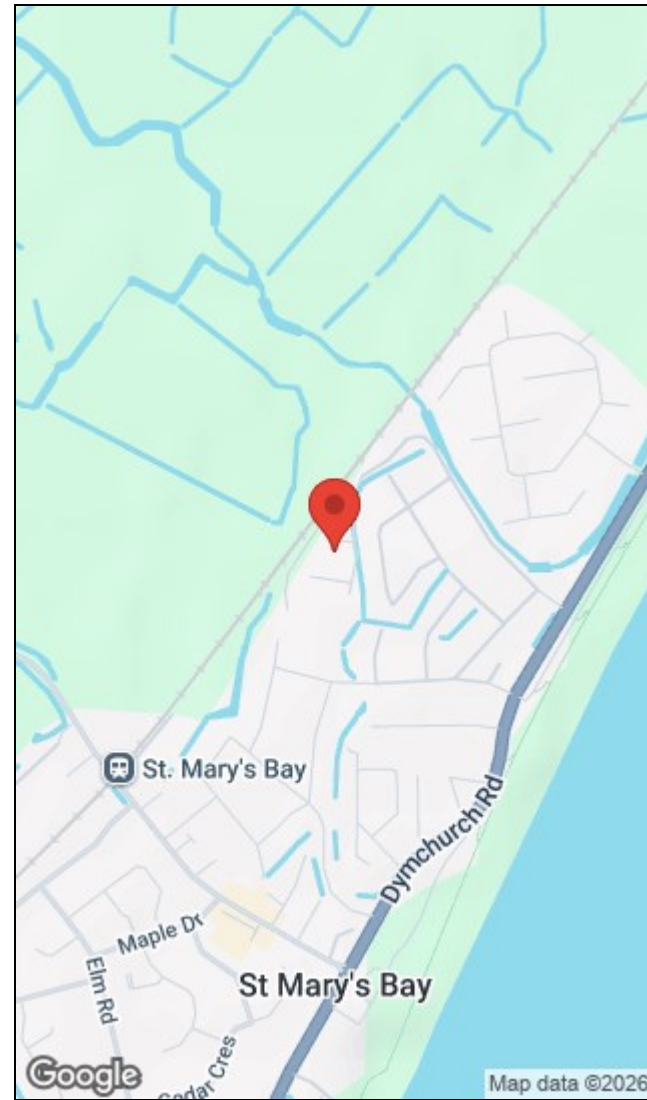






TOTAL FLOOR AREA : 955 sq.ft. (88.7 sq.m.) approx.

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
83	94
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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