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# Cliff Road, Hythe

Guide Price £800,000 - £850,000



GUIDE PRICE OF £800,000 - £850,000. Situated in the highly desirable Cliff Road, Hythe, this distinctive four-bedroom detached family home offers spacious and versatile accommodation, perfectly suited to modern family living.

The property immediately stands out with its attractive and characterful façade, complemented by a generous frontage providing ample off-road parking and access to the garage. Internally, the home offers well-balanced accommodation, including a welcoming kitchen/dining room, ideal for everyday family life and entertaining, with ample space for dining and direct access to the garden.

There are four well-proportioned bedrooms, providing comfortable accommodation for family members or guests, along with bathroom facilities designed for practicality and convenience.

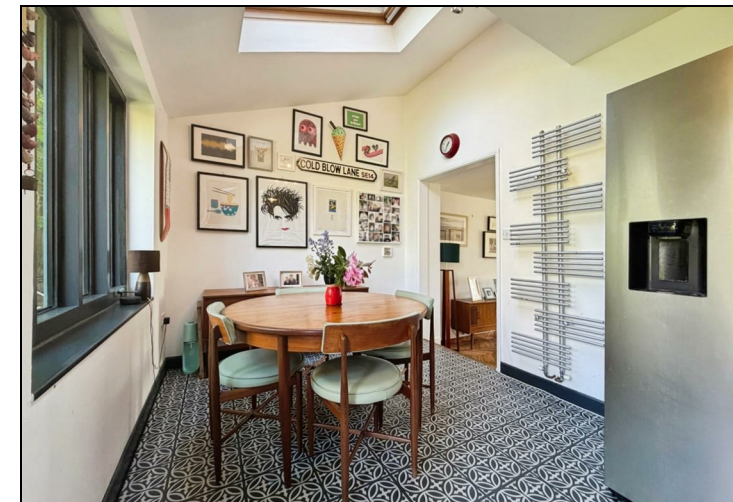
A particular feature of the property is the studio above the garage, offering excellent versatility as a home office, creative space, or potential guest accommodation.

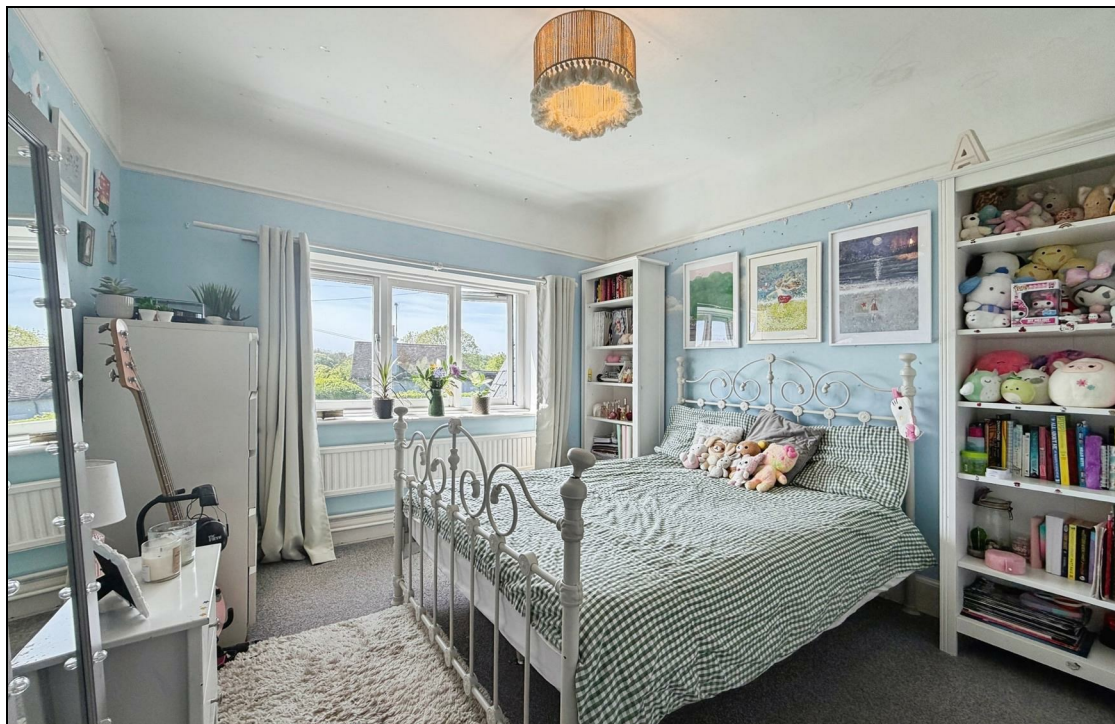
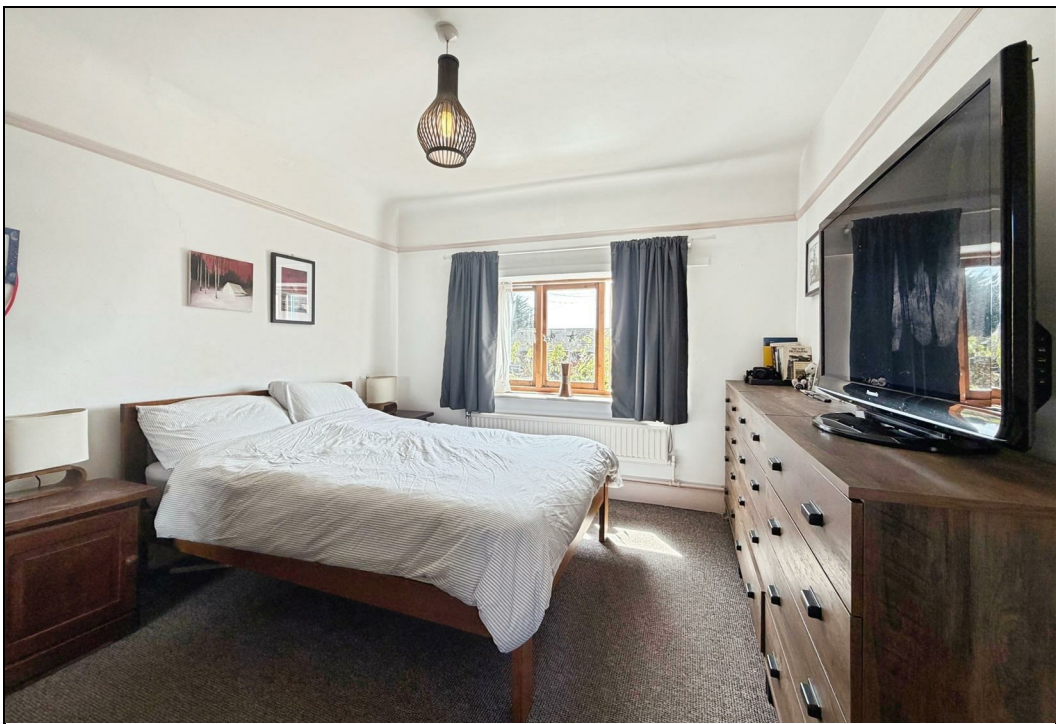
Externally, 120ft private garden offering a peaceful outdoor space, complete with a small orchard of apple, pear, and cherry trees. The garden is further enhanced by established gooseberry and blackcurrant bushes, along with a mature grapevine, creating a productive and attractive setting ideal for relaxing or entertaining. In addition, there is a timber garden studio, which provides a further space to work from home or garden room to enjoy the garden.

Located on one of Hythe's most sought-after roads, this home is ideally positioned for access to the seafront, local amenities, and transport links, making it a fantastic opportunity for those seeking a spacious home in a prime coastal location.



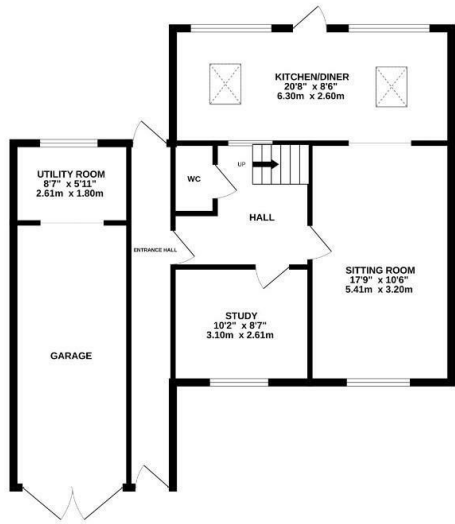
- GUIDE PRICE OF £800,000 - £850,000
- Situated on the highly sought-after Cliff Road in Hythe
  - Distinctive four-bedroom detached family home
    - Striking sea views from bedrooms
  - Spacious and versatile accommodation throughout
- Kitchen/dining room ideal for family living and entertaining
- Studio above the garage offering flexible additional space
  - Private gardens providing a peaceful outdoor setting
- Conveniently located for the seafront, local amenities and transport links
  - Cloakroom and utility room



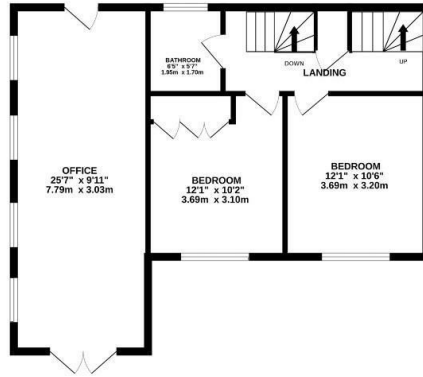




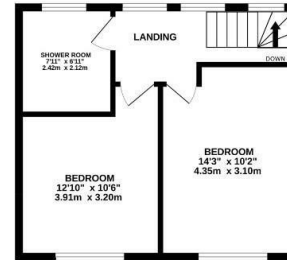
GROUND FLOOR  
846 sq.ft. (78.6 sq.m.) approx.



1ST FLOOR  
637 sq.ft. (59.2 sq.m.) approx.

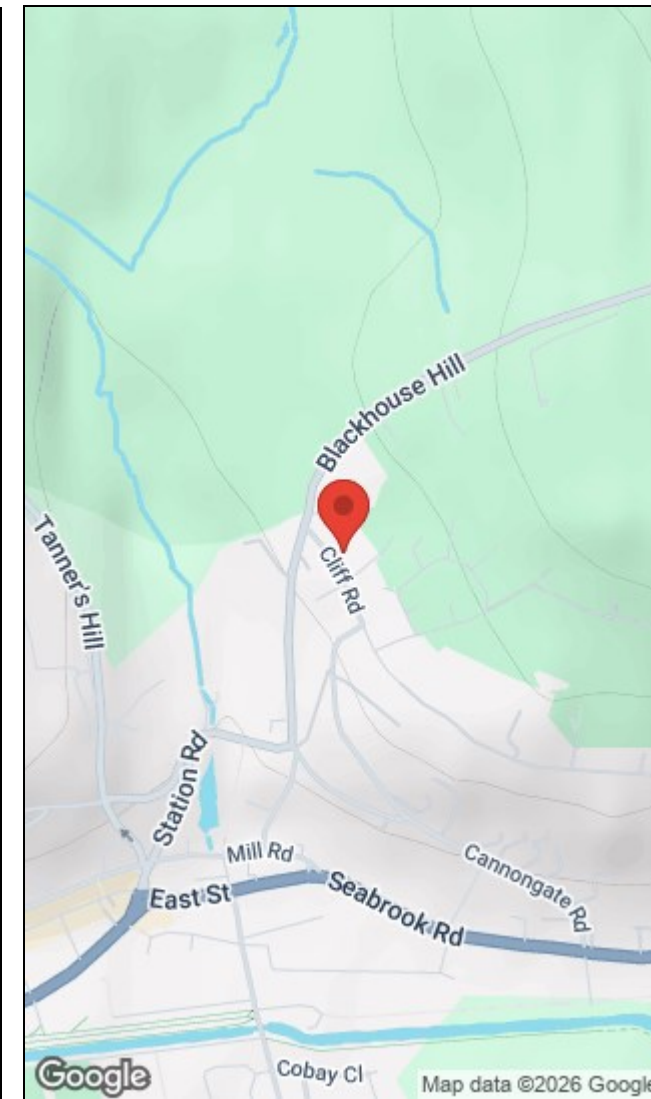


2ND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1866 sq.ft. (173.4 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
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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

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