



Cliff Road, Hythe

- DETACHED SOUTH FACING CONVERTED BUNGALOW
- 3/4 BEDROOMS - WET ROOM & ROLL TOP BATHROOM
- SITTING ROOM WITH ACCESS TO SOUTH FACING TERRACE
- SWEEPING DRIVEWAY - DOUBLE GARAGE
- FREEHOLD
- SEA VIEWS -LARGE PLOT - AMAZING GARDENS - SUMMER HOUSE
- BEDROOM WITH BALCONY
- FITTED KITCHEN - DOUBLE GLAZING - GAS CENTRAL HEATING
- COUNCIL TAX BAND: E - EPC: D

Asking Price £850,000

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Cliff Road, Hythe

DESCRIPTION

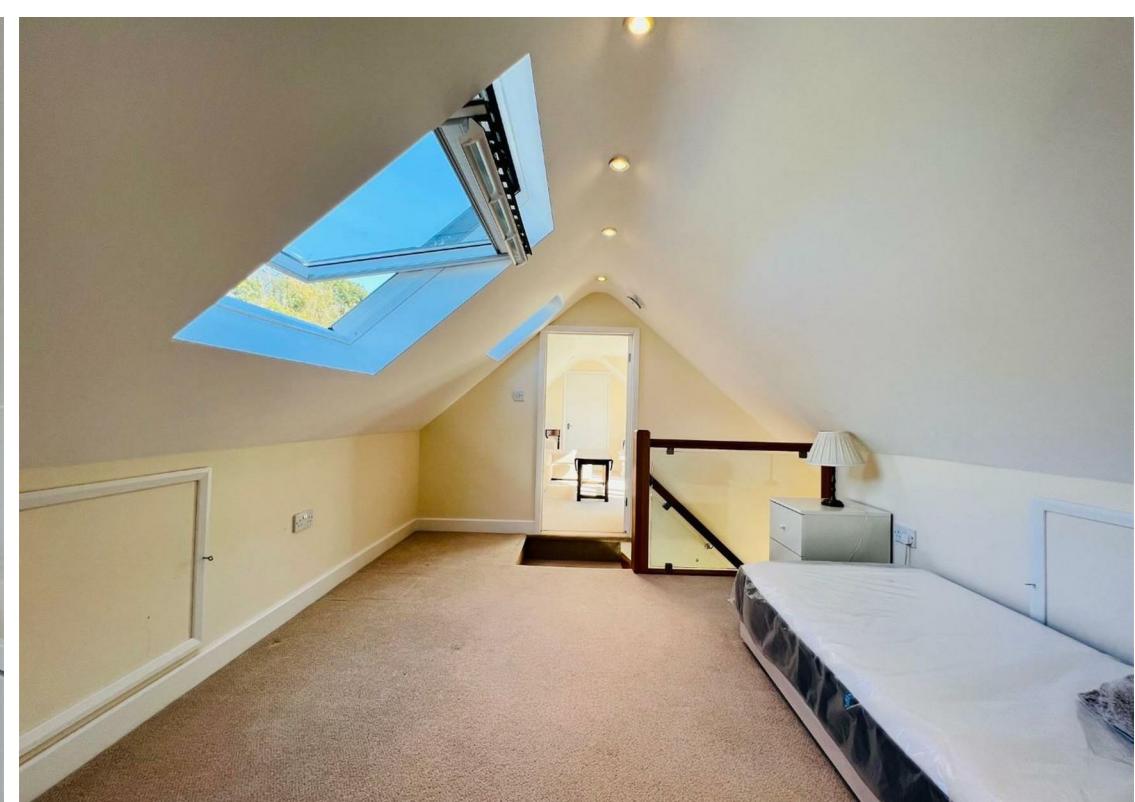
This delightful property with "Sea Views" represents a unique opportunity to acquire an oasis of tranquillity on Hythe's most sought-after road.

Approached from an impressive twin pillar sweeping driveway, this south-facing detached converted bungalow is set on a 0.66 Acre plot at the western end of Cliff Road, which runs from Hythe through to Seabrook.

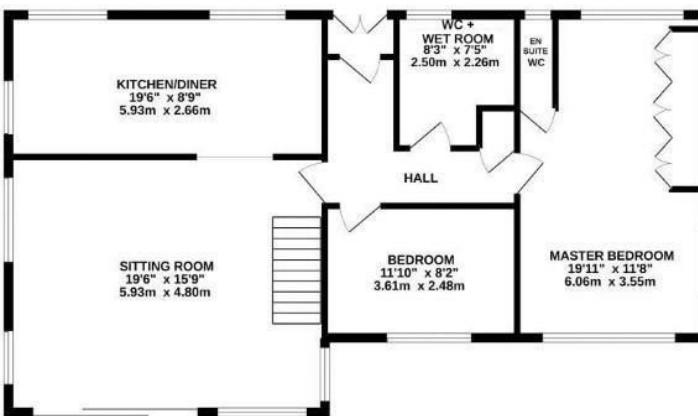
Often sought yet rarely found, the property enjoys a unique setting offering a level of privacy and seclusion without being isolated, and incredible development potential. The long driveway opens to an area of parking for two cars and double garage.

This sunny and warm property has recently been updated and modernised to provide 3/4 bedrooms, one having a lovely balcony with partial sea view. There is a good-sized master bedroom downstairs with en-suite WC and a very modern family wet room. The spacious sitting room with herringbone parquet flooring provides access out onto a south-facing terrace. The kitchen dining room has a lovely range of units to wall and base, with spaces for a range of appliances. There are amazing gardens to three sides and a generous front elevation area. There is also a disused swimming pool that has been decked over with a large roof insulated summer house adjacent with light and power.

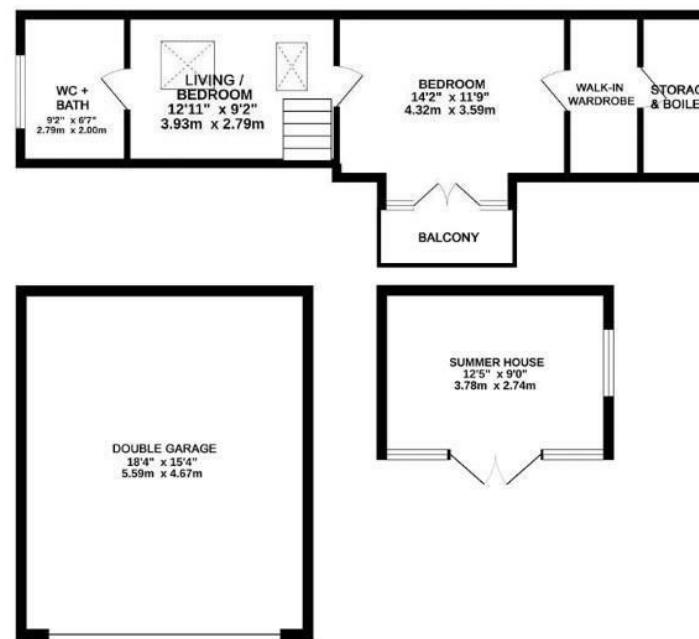




GROUND FLOOR



1ST FLOOR



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		76
(69-80)	C		63
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Approximate Gross Internal Area (not including halls and storage)

Ground Floor:	867.95 sq ft / 80.63 sq m
First Floor:	345.21 sq ft / 32.07 sq m
Total house:	1213.16 sq ft / 112.70 sq m
Garage:	281.11 sq ft / 26.12 sq m
Summer House:	111.75 sq ft / 10.38 sq ft

Total (inc garage and summer house): 1606.02 sq ft / 149.20 sq m

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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Viewing

Please contact our Hunters Hythe Office on 01303 261557 if you wish to arrange a viewing appointment for this property or require further information.

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