



## Cliff Road, Hythe

- SOUGHT AFTER LOCATION
- THREE EN-SUITES
- DOUBLE GARAGE
- 42FT BALCONY
- SEPERATE ANNEXE
- FOUR BEDROOMS
- GARDENS SURROUND
- SEA VIEWS

**£2,700 Per Calendar Month**

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HERE TO GET *you* THERE

# Cliff Road, Hythe

## DESCRIPTION

Hunters are pleased to offer for let this beautifully presented home in one of the most sought-after roads in Hythe. Offering direct views to the rear and out to sea. Stepping into this stunning home which has been decorated neutrally and you are greeted by an open galleried landing. A large wrap around reception room with plenty of natural light and direct access to the 42ft balcony affording amazing sea views to the rear leading through into a dining area and double doors through to the kitchen/breakfast room.

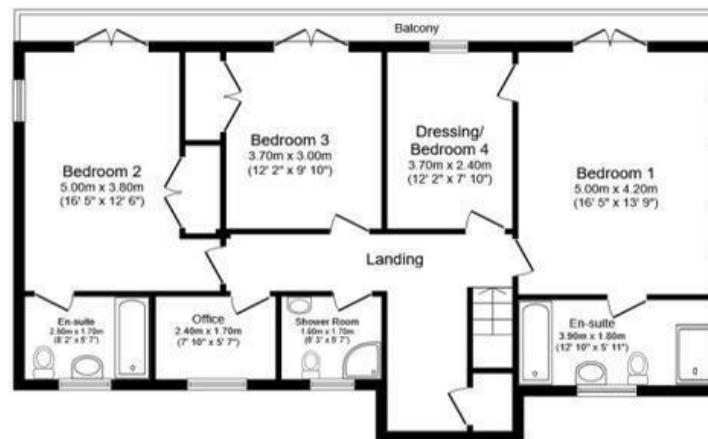
The fitted kitchen has a range of appliances, central peninsular area and also access to the same 42ft balcony. The ground floor benefits from a separate W.C, large cloakroom and utility room with appliances, which can also be accessed from the front of the property. There are three double bedrooms with bathrooms comprising bath and separate shower, an office room/single bedroom and a large walk-in wardrobe/bedroom. All bedrooms have their own direct access to the private garden and Hot Tub.

The garden follows around to a larger section which is landscaped and is south facing, attracting the sun throughout the day. Separate to the house, accessed from Cliff Road and the garden, is a double garage and to the lower ground area of the garage is an annexe measuring approx. 23ft x 20ft, this would make an amazing hybrid workspace together with a cloakroom, teenage den or separate guest area.

A short walking distance to the Historic Hythe town sea front. The promenade stretches from Hythe to Folkestone. Beautiful Canal walks with kayak and canoeing, paddle boarding available. Hythe tennis, football and cricket clubs. Fabulous walks, good schools, including three grammar schools and Brookhill Country Park just five minutes away. Situated minutes from the M20 giving you easy access to London and the M25. Direct trains from Folkestone to London St Pancras in just 36 minutes Folkestone West







Total floor area 198.3 sq.m. (2,135 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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## Viewing

Please contact our Hunters Folkestone Lettings Office on 01303 210335 if you wish to arrange a viewing appointment for this property or require further information.

93-95 Sandgate Road, Folkestone, CT20 2BQ

Tel: 01303 210335 Email:

[folkestone@hunters.com](mailto:folkestone@hunters.com) [https://www.hunters.com](http://www.hunters.com)



## 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)	<b>A</b>		
(81-91)	<b>B</b>	75	77
(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			
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.

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