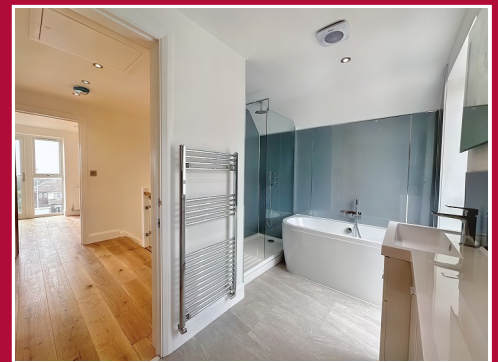




**Leonard House, Adjacent to Athenree , Cliff Road, Hythe, Kent. CT21 5XW**

**Guide Price £695,000**



- Contemporary detached new build
- Three bedrooms
- Garden & Terrace
- Off road parking and driveway
- Main bedroom with balcony having sea views

**C.R. CHILD**  
EST. 1929 & PARTNERS



Situated in the ever popular Cliff Road and within walking distance of the historic Royal Military Canal which offers pleasant walks and recreational facilities. The promenade is also within easy reach and offers pleasant walks into both Sandgate and the Cinque Port town of Hythe, Hythe offering a good selection of independent shops together with the all important Waitrose store, Iceland, Sainsbury's and Aldi. Hythe also offers; doctors surgeries, dentists, library and both primary and secondary schooling, with grammar schools being available in nearby Folkestone. Sandgate village offers an eclectic selection of independent shops, including: curio shops, antique shops, cafes, bars, pubs and restaurants. High speed rail services are available from both Folkestone stations offering fast access to London St Pancras in just over fifty minutes. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car.

A high quality newly constructed detached contemporary residence with brick and rendered elevations with triple glazing, high thermal efficiency, loft storage space, 2 electric car chargers, oak faced doors with chrome door fittings and brushed stainless steel electrical fittings throughout. On the ground floor the property benefits from an entrance hall, WC/ shower room and an open plan living room/kitchen with two sets of bi fold doors opening to an East facing garden. On the first floor there are three bedrooms, the main bedroom having a balcony with space for table and chairs with sea views. Family bathroom and off road parking and driveway.

## GROUND FLOOR

### RECEPTION HALL (12' 07" x 6' 06" Max) or (3.84m x 1.98m Max)

with composite front door with upper panes, inset down lighters, built in cupboard under stairs with consumer unit and plumbing for washing machine, engineered oak flooring staircase and balustrade to first floor

### DOWNSTAIRS CLOAKROOM/SHOWER ROOM

low level WC with vanity wash hand basin to one side with mixer tap over and cupboards under, UPVC double glazed door, downlighters, extractor fan, chrome heated towel rail, corner shower unit with shower attachment and rain shower over, polished marble style flooring

### KITCHEN (13' 08" x 10' 10" Max) or (4.17m x 3.30m Max)

inset one and a half bowl stainless steel sink unit and mixer tap over 'Quooker' tap with boiling water facility with UPVC double glazed window with sea views, onyx work surface with grey sheen cupboards under with extensive range of matching high and low level units, integrated Neff induction hob with extractor unit, onyx splash back and lights over, inset spotlights to high level cupboards, Caple wine fridge, integrated cutlery drawer, integrated Neff dishwasher, large full height Neff refrigerator, integrated full height Neff freezer, integrated Neff Wifi fan assisted oven/grill with retractable door and integrated Neff oven/microwave/grill above, engineered oak floor, inset down lighters and opening to

### OPEN PLAN LIVING AREA (19' 05" x 12' 03" Max) or (5.92m x 3.73m Max)

two feature bi fold doors opening to garden, the terrace having sea glimpses, UPVC double glazed window towards Cliff road and south facing side window with views towards the sea, feature LED strip lighting to dining area

## FIRST FLOOR

### GALLERIED LANDING (9' 08" x 5' 02") or (2.95m x 1.57m)

with feature lighting, feature light unit over stairs, radiator, engineered oak flooring, downlighters and hatch to roof space

### MASTER BEDROOM (13' 07" x 10' 02" ) or (4.14m x 3.10m)

engineered oak flooring, radiator, down lighters and UPVC double glazed window with sea views, French doors opening to balcony enjoying sea views

### BEDROOM (11' 10" x 8' 03" ) or (3.61m x 2.51m)

plus door recess down lighters, radiator, engineered oak flooring, full length UPVC double glazed window with outlook over garden towards Shorncliffe

### BEDROOM (12' 03" x 7' 08" ) or (3.73m x 2.34m)

engineered oak flooring, downlighters radiator, floor to ceiling UPVC double glazed window with outlook over garden towards Shorncliffe

## MAIN BATHROOM

comprising curved freestanding bath with mixer tap and shower attachment over, walk-in shower cubicle shower attachment and rain head over, vanity wash hand basin with mixer tap and cupboards under, cupboard to side and low level WC, floor to ceiling UPVC double glazed window, polished concrete style flooring, shaver point, downlighters, chrome heated towel rail, cupboard housing combination gas fired boiler for central heating and domestic hot water

## OUTSIDE

to the front of the property is a brick block driveway and to the side is a further garden area (still to be landscaped, but benefiting from side sea glimpses)

## AGENTS NOTE

The computer generated images may differ from the eventual finishes in the garden.

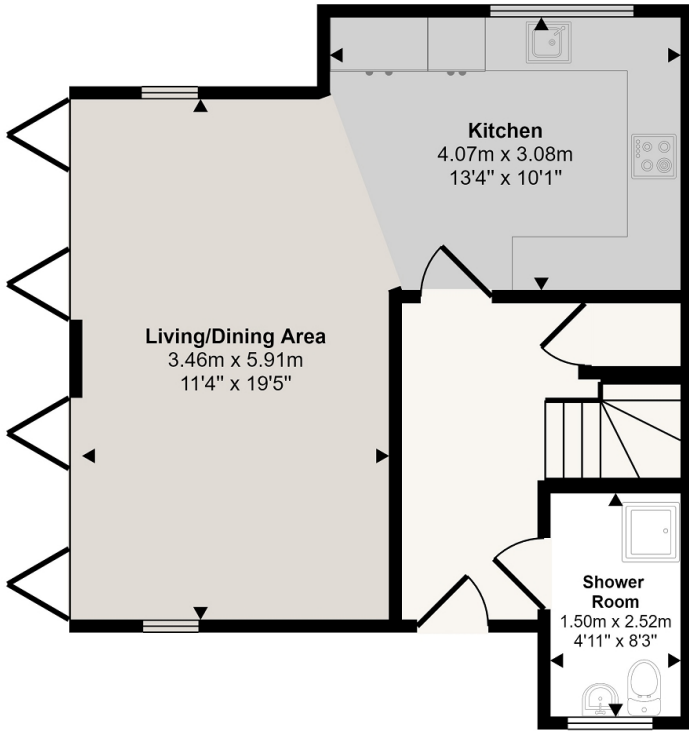
**Tenure** - Freehold

**Council tax** - Band Not Specified

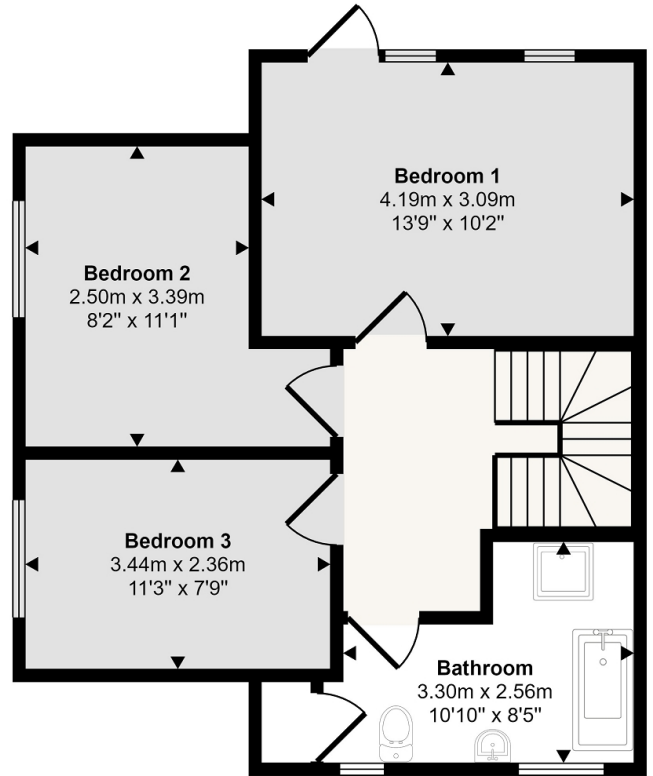
**Local Authority** - Folkestone & Hythe District Council



Approx Gross Internal Area  
95 sq m / 1020 sq ft



Ground Floor  
Approx 46 sq m / 491 sq ft



First Floor  
Approx 49 sq m / 529 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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



C.R. Child & Partners  
11 High Street, Hythe. CT21 5AD  
01303 267421  
properties@crchildandpartners.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.