



9 Cliff Road, Hythe, Kent. CT21 5XE

Guide Price £1,395,000



- Substantial modern detached residence
- Master & guest bedroom suites
- Four further bedrooms
- Three reception rooms
- Garden & garage with electric remote door

C.R. CHILD
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated on one of Hythes most sought after roads, on an elevated location, enjoying views over the town to the English Channel. The Cinque Port town centre of Hythe is a drop down the hill and offers a good selection of independent shops, together with regular farmers market and the all important waitrose store, Iceland, Sainsburys and Aldi. The historic Royal Military canal runs through the centre of the town and offers great walking and recreational facilities as does the unspoilt promenade. Primary schooling is located just off Hythes Green with secondary schooling available in nearby Saltwood, and both boys and girls grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all also easily accessed by car. High speed rail services are available from both Folkestone railway stations giving fast access to London St Pancras in just over fifty minutes. The Town of Folkestone with its Harbour arm has recently been voted by the Sunday times as the best place to live in the South East, the Harbour Arm offering a selection of pop up restaurants together with the lighthouse champagne bar. The old railway walkway across the harbour leads to the award winning Rocksalt restaurant and sandy beach. The Cathedral City of Canterbury is approximately thirty minutes by car and offers quality shopping, together with Canterbury Cathedral and the Marlowe theatre.

A beautifully presented substantial six bedroom detached residence offering comfortable and flexible accommodation. There is an entrance porch leading to a spacious and impressive reception hall with staircase rising to the first floor, well proportioned sitting room having large patio doors opening to the garden and sun terrace with views over the town to Hythe bay, double doors opening into the dining room, this having a similar aspect. Glazed door opening to modern fitted kitchen with stone work surfaces and doorway to utility room, there is also a downstairs cloakroom/shower room and family room/study. On the first floor is a spacious landing area and boasts master suite and guest suite together with a further four bedrooms and family bathroom. The property is serviced by gas fired central heating and has double glazing throughout, the whole property is presented in excellent order throughout and the property sits in well cared for gardens, the rear gardens enjoying views over the town to Hythe bay, there is also garaging with electric roller door having personal access to the property from the rear.

ENTRANCE

UPVC double glazed front door with upper semi circular feature window and paned windows to sides, further floor to ceiling paned window, light grey wood grained flooring, doorway to:-

SPACIOUS RECEPTION HALL

with feature balustrade staircase to first floor, paned window to front, two radiators, two wall light point

CLOAKROOM/SHOWER ROOM

with corner shower cubicle with aqualisa shower over, pedestal wash hand basin with mixer tap, low level WC, full tiling, ceramic tiled floor, chrome heated towel rail, inset spotlights

FAMILY ROOM/STUDY

with double aspect paned windows, light grey wood grained laminate wood flooring, radiator, spotlight track, two wall light points, personal door to double garaging

SITTING ROOM

with a Southerly aspect with sliding patio doors with views to Hythe bay, two side paned windows, light grey wood effect laminate flooring, three wall light points, two radiators and double paned doors opening to:-

DINING ROOM

with feature sliding patio doors to decked sun terrace and also having view towards Hythe bay, paned side window, light grey wood grained flooring, radiator, glazed door to:-

KITCHEN/BREAKFAST ROOM

with inset one and a half stainless steel bowls with mixer tap over and white sheen finished cupboards under with stone work surfaces, extensive range of matching units with integrated fridge and freezer, integrated dishwasher, integrated washing machine and inset for range cooker with stove stainless steel extractor canopy and light above, marble style ceramic flooring, radiator, inset spotlights, space for breakfast table, paned window and paned door to:-

UTILITY ROOM

with space for American fridge freezer, space for tumble drier, radiator, marble style ceramic flooring, built in cupboard housing gas fired boiler for central heating and domestic hot water, inset spotlights, paned door to garden

FIRST FLOOR

spacious galleried landing with hatch to roof space with drop down loft ladder, radiator, built in linen cupboard

MASTER SUITE

comprising

BEDROOM FRONT

with double aspect paned windows, light grey laminate flooring, two radiators, range of built in wardrobe cupboards with further storage over

EN-SUITE

comprising large double shower cubicle with shower attachment and rain head over, vanity wash hand basin with mixer tap and cupboards and drawers below, low level WC, marble style ceramic tiling to walls and floor, chrome heated towel rail, twin paned windows, inset spotlights, chrome heated towel rail





GUEST SUITE

comprising

BEDROOM FRONT

with laminate wood flooring, radiator, paned window to front

EN-SUITE

comprising corner shower cubicle with Aqualisa shower over, pedestal wash hand basin with mixer tap and low level WC, full tiling to walls, paned window and marble style ceramic flooring, chrome heated towel rail, inset spotlights

STUDY/BEDROOM

with laminate wood flooring, radiator, double aspect paned windows

FAMILY BATHROOM

comprising white suite with steel panelled bath with mixer taps, vanity wash hand basin with mixer tap and cupboards and drawers under, low level WC, large shower cubicle with Aqualisa shower over, chrome heated towel rail, ceramic tiling to walls and floor, inset spotlights, paned window

BEDROOM REAR

with views over Hythe bay, double aspect paned windows, laminate wood flooring, radiator and built in wardrobe cupboards with further storage over

BEDROOM REAR

with paned window with outlook over Hythe bay, radiator, laminate wood flooring, wall light point, recessed wardrobe area with storage over

BEDROOM REAR

with double aspect paned windows, one with views over Hythe bay, radiator, laminate wood flooring, walk in wardrobe cupboard with hanging rail, wall light point

OUTSIDE

To the rear of the property is an extensive decked sun terrace with inset lighting leading to expanse of lawn, this enjoying views towards Hythe bay, slate finished barbeque area having canopied area for barbeque. Hedging and selection of shrubs and trees, composite garden shed with double doors. Side garden area with paved pathway and lawned area, with wrought iron gate leading to the front garden, this being laid to lawn with inset flower and shrub beds and LED lighting to the front of the property, paved area leading to brick block driveway with double wrought iron gates leading to Cliff Road, pathway leading to the other side of the garden with gate to Cliff road and feature walled front boundary with wrought iron railing above

GARAGE

with electric remote roller door and personal door to property

Tenure - Freehold

Council tax - Band G

Local Authority - Folkestone & Hythe District Council







Approx Gross Internal Area
299 sq m / 3221 sq ft



Ground Floor
Approx 163 sq m / 1756 sq ft

First Floor
Approx 136 sq m / 1465 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+) A		
(81-91) B		82
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.

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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.