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# Alexandra Corniche, Hythe

## Offers In Excess Of £725,000



A light and airy four/five bedroom detached family home with brilliant sea views, which offers a high spec kitchen/dining room, two further reception rooms, landscaped gardens, double garage and situated in a sought after location.

The ground floor accommodation a double bedroom with en-suite shower room, further double bedroom or potential study, cloakroom and a utility room with access to the double garage. The first floor offers an open plan feel with dining room leading high spec kitchen and double aspect sitting room opening to the front to a sea facing balcony and to the rear to the extended garden room with roof lantern and views over the rear garden. The triple aspect kitchen offers a range of wall and base units with Corian worktops and a range of integrated appliances. The second floor offers a master bedroom with sea views, fitted wardrobes and en suite shower room. In addition there is a further double bedroom, dressing room, which potential could be a fifth bedroom and family bathroom.

Externally to the front the property offers an easy to maintain garden with gravelled borders, side access and driveway offering parking for several cars leading to a double garage, which offers additional parking if required. The landscaped rear garden provides a tiered garden with various entertaining areas with an elevated terrace to enjoy the brilliant sea views.

The charming Cinque Ports Town of Hythe, with an attractive seafront, 3 supermarkets (including Waitrose, Sainsburys and Aldi) and busy High Street with a choice of interesting, independent shops and restaurants. There are a variety of sports and leisure facilities, including 2 golf courses and the Hotel Imperial Leisure Centre. The historic and picturesque Royal Military Canal, with pleasant walks and cycle path and seafront with long pebbly beach are also nearby. Visit the famous Romney Hythe and Dymchurch Steam Railway.

The area has easy access to the M20 motorway, with Dover Harbour a short distance away to pop across to France. While the high-speed service to London St. Pancras in approx 50 minutes can also be accessed from nearby Folkestone Central and West station.

Services - Mains water, gas, electricity and sewerage

Heating - Gas central heating

Broadband - Average Broadband Speed 8mb to 1000mb

Mobile Phone coverage - Okay - Good

Flood Risk - Very Low



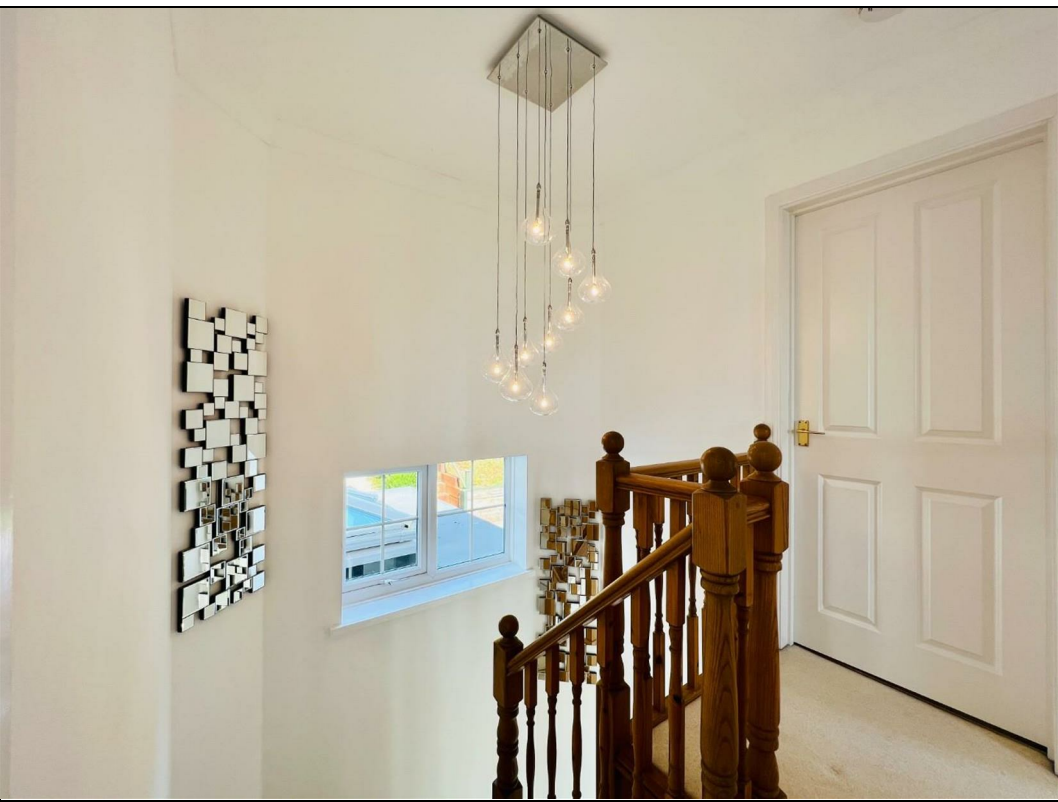
- STRIKING SEA VIEWS
- FOUR/FIVE BEDROOM DETACHED
- TWO/THREE RECEPTION ROOMS
- HIGH SPEC KITCHEN/DINING ROOM
- TWO EN SUITES AND FAMILY BATHROOM
- UTILITY ROOM AND CLOAKROOM
- DRIVEWAY AND DOUBLE GARAGE
- LANDSCAPED REAR GARDENS
- SOUGHT AFTER LOCATION
- BALCONY FROM SITTING ROOM





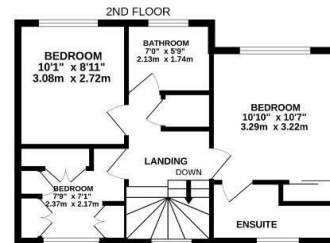
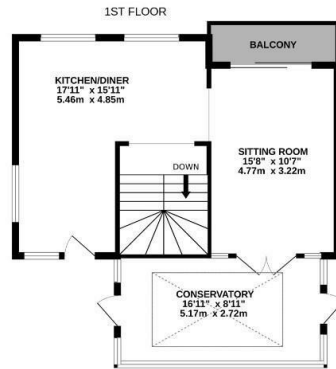
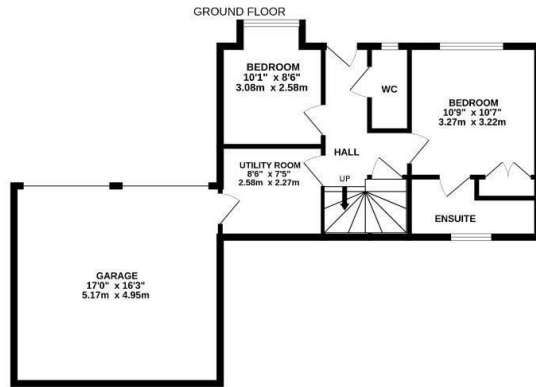




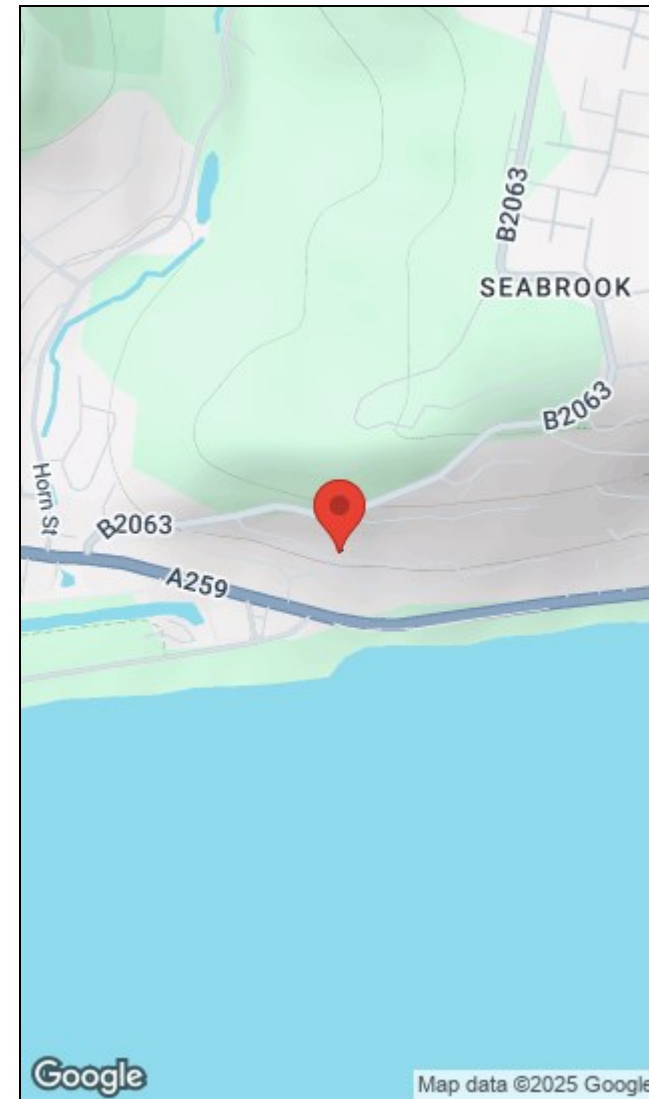








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---------------------------------------------|-----------|-----------------------------------------------------------------|-----------|
|                                             | Potential |                                                                 | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                          |           | (92 plus) <b>A</b>                                              |           |
| (81-91) <b>B</b>                            |           | (81-91) <b>B</b>                                                |           |
| (69-80) <b>C</b>                            |           | (69-80) <b>C</b>                                                |           |
| (55-68) <b>D</b>                            |           | (55-68) <b>D</b>                                                |           |
| (39-54) <b>E</b>                            |           | (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                            |           | (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                             |           | (1-20) <b>G</b>                                                 |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| Current                                     | Potential | Current                                                         | Potential |
|                                             | 80        |                                                                 | 83        |
| England & Wales                             |           | England & Wales                                                 |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC                                         |           |

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