



1 Naildown Close Hythe Kent CT21 5TA
Guide £680,000

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1 Naildown Close

Hythe CT21 5TA

A distinctive detached house with a self contained annexe with magnificent sea views.

Situation

Commanding magnificent sea views from its elevated position, where local amenities are nearby including Sandgate and Hythe both well known for their selection of interesting shops, boutiques, restaurants and coffee shops. The seafront and promenade nearby offers walks, cycle rides and long stretches of beach.

Commuting services and transport links are excellent with High Speed services to London St Pancras on HS1 in under an hour from nearby Folkestone West and Central stations.

The M20 motorway provides a network to the remainder of Kent and Eurotunnel in Cheriton offers connections to the Continent.

There are three double bedrooms all enjoying magnificent sea views and a family bathroom as well as a Jack and Jill bathroom connecting to the annexe bedroom. There is also a cloak room and stairs down to a double garage and adjoining utility room.

The Annexe

The annexe is approached by a pathway and into the entrance hall and onto a bedroom or study. Rising to the first floor there is a sitting room with access to the balcony and provision for a kitchen with fitted units and a sink. Bedroom two is on the upper floor and connects to the Jack and Jill bathroom.

The Property

A distinctive property full of interest set on its plot on a hillside position overlooking Hythe towards France and the English Channel.

Built in the early 1960's the property has been skilfully designed with an emphasis on enjoying its views and aspect. Modelled to provide a home with great function and the flexibility offered by the later addition of a self contained annexe.

The entrance hall leads through to an open plan style living and dining area and onto a well proportioned fitted kitchen enjoying magnificent views out to sea and the benefit of a full length balcony.

Outside

The property is approached by steps to the front door and gardens to the front and side.

The property has two parking spaces to the front.

Services

We understand all main services are available.

Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.





To view this property call Colebrook Sturrock on **01303 260666**

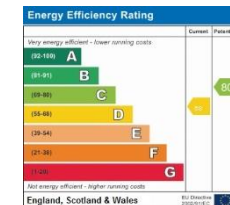
1 Naildown Close, Hythe

Current Council Tax Band: F

EPC Rating: D

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID791287)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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