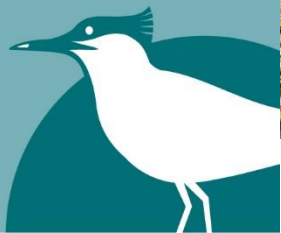




Sun Ridge Cliff Road Hythe Kent CT21 5XQ
Guide £900,000

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Sun Ridge

Cliff Road Hythe Kent CT21 5XQ

An immaculately presented detached bungalow in a most desirable location with beautifully maintained attractive gardens.

Situation

The property is situated in Cliff Road, a highly sought after prestigious location enjoying a private position with mature, south facing, beautifully maintained gardens. The historic Cinque Port of Hythe is an attractive coastal town with its busy high street and wide range of independent shops, restaurants and four supermarkets including Waitrose. For the sportsman and leisure enthusiasts, Hythe offers both swimming and water sports and a range of sports clubs, two golf courses and venues for bowls and tennis.

Commuting services are excellent, with High Speed transport links to London St Pancras via nearby Sandling and Folkestone West stations, and the M20 motorway providing a network to the remainder of Kent, and Eurotunnel in Cheriton offering connections to the Continent.

The Property

Sun Ridge is situated in Cliff Road in a south facing position and is tucked away down a private shared drive with all principal rooms overlooking wonderful landscaped mature gardens which need to be seen to fully appreciate their beauty.

The bungalow is situated on a generous sized plot and offers very well presented accommodation and a high level of privacy.

The property is approached via an entrance lobby leading into an entrance hall which has a useful coat cupboard and separate cupboard housing the gas central heating boiler. The living room is delightful with patio doors leading out to the garden. There is a separate dining room with parquet flooring and folding doors onto a sun room leading out to a private paved patio and decked area with built-in BBQ.

The spacious kitchen/breakfast room is an attractive feature of the property and has double aspect windows overlooking the garden. It has been extended and is well fitted with a good range of matching wall and base units with polished granite work tops and a large central island with storage cupboards and integrated breakfast bar. There are a number of integrated appliances including washing machine, dishwasher, wine cooler, Smeg electric hob, extractor fan, built-in eye level oven with combi oven/grill/microwave oven over.

From an inner hall there are three bedrooms, the master bedroom suite has a dressing room with fitted wardrobes and en-suite shower room/w.c. There is also a separate family bathroom with a white suite comprising of bath, pedestal wash hand basin, and low level w.c.

Outside

The property is situated in a private location and the current owners have landscaped and lovingly developed the gardens over many years.

There is a paved parking area for several cars to the front and a detached single garage with access to the rear garden. There is also a small vegetable plot and external power points and outside water tap.

The rear garden is mainly lawned with many established flowering shrubs and ornamental trees to the borders and a number of pleasant areas to enjoy alfresco dining and entertaining. There are also two garden sheds.



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Approximate Area = 1653 sq ft / 153.6 sq m
 Garage = 205 sq ft / 19 sq m
 Total = 1858 sq ft / 172.6 sq m
 For identification only - Not to scale



GROUND FLOOR
 Approx. 1653 SQFT (INTERNAL)

GARAGE
 Approx. 205 SQFT (INTERNAL)

Entrance Hall	9'10 x 9'1 (3.00 x 2.78)
Reception Room	19'2 x 11'10 (5.84 x 3.61)
Dining Room	11'10 x 9'2 (3.61 x 2.79)
Kitchen	18'4 x 15'4 (5.59 x 4.67)
Conservatory	13'5 x 9'4 (4.09 x 2.84)
Garage	18'8 x 11' (5.69 x 3.35)
Bedroom One	13'11 x 12' (4.24 x 3.66)
Dressing Room	9'10 x 8'8 (2.99 x 2.64)
Bedroom Two	11'10 x 9' (3.61 x 2.74)
Bedroom Three	9'11 x 7'11 (3.00 x 2.41)
En Suite	8'9 x 6' (2.67 x 1.83)
Bathroom	7'1 x 6' (2.16 x 1.83)

Services

All mains services are understood to be connected to the property.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: C

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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