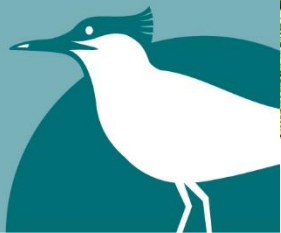




Hillbury Cliff Road Hythe Kent CT21 5XH  
Guide £775,000

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# Hillbury

Cliff Road Hythe CT21 5XH

A distinctive and unique property boasting breathtaking southerly views of the sea, nestled within substantial gardens.

## Situation

Hillbury is located on Cliff Road, in a desirable south facing position. The property is accessible via a shared private drive with three other homes, two of which have undergone extensive extensions and modernisations in recent years. Tucked away in the corner, Hillbury offers a high degree of privacy.

The detached "Sea View" annexe/studio has its own separate access from the road and boasts stunning south facing views across Hythe Bay.

The historic coastal town of Hythe features a wide array of independent shops, restaurants, and four supermarkets, including Waitrose. It also offers facilities for swimming, water sports, various sports clubs, two golf courses, and venues for bowls and tennis.

Commuting is convenient with High Speed transport links to London St. Pancras available from nearby Sandling and Folkestone West stations. The M20 motorway provides connections throughout Kent, and the Eurotunnel in Cheriton offers easy access to the Continent.

## The Property

The property offers extensive views over Hythe Bay and is located in one of Hythe's most prestigious areas. This comfortable and attractively presented home features nearly all south facing rooms. There is great potential to extend and enhance the property transforming it into a contemporary coastal retreat.

The property includes an appealing detached two storey annexe/studio, currently operating as an Airbnb. Alternatively this annexe is ideal for those seeking an office or home studio, with its independent access, stunning views, and clever

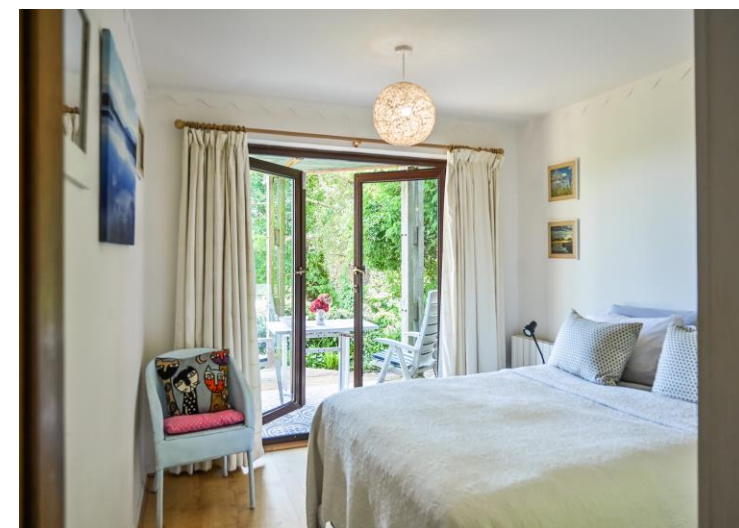
design. It includes a kitchen/breakfast room, a neat shower room with a WC, and a spacious first floor sitting room/bedroom with a mezzanine area. The room features glorious views and a sliding door that opens onto a covered balcony.

The main house is accessed via a private driveway and a flight of steps leading to the main entrance hall, which includes a cupboard housing a gas boiler, loft access, and stairs descending to the ground floor bedroom accommodation. There is also a cloakroom/WC off the entrance hall. The kitchen/dining room is a light and airy space comprehensively fitted with cupboard and drawer units, a gas hob, built-in oven, an integrated dishwasher, and work tops. A door leads to an adjacent timber framed side garden porch with access to the front and rear gardens. The dining room features double glazed doors that open into a glass sunroom with breath taking views from its floor to ceiling windows. The separate sitting room includes an attractive cast iron fireplace and double glazed windows to the side and rear, again offering magnificent sea views.

On the ground floor, the entrance hall includes a cupboard with provisions for a washing machine and another door leading to a spacious integral storage room with doors at either end, ideal for storing gardening equipment, freezer etc.

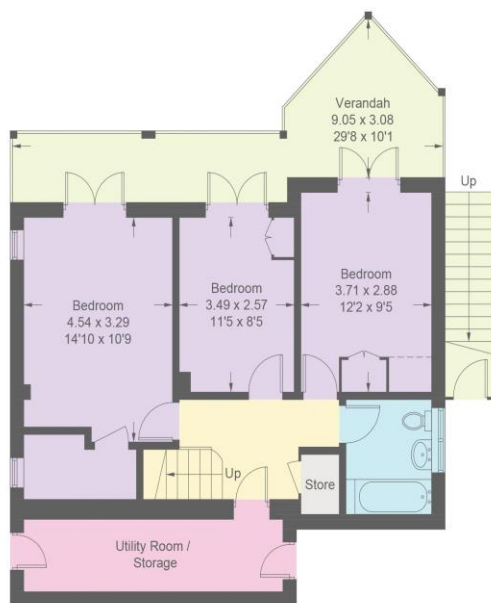
There are three south facing bedrooms, each with casement doors opening onto a covered timber veranda that offers views of the garden and the sea. The master bedroom includes a large walk-in wardrobe. The family bathroom features a panelled bath with a fitted shower and screen, a vanity wash basin with cupboards, a low level WC, and a towel rail.



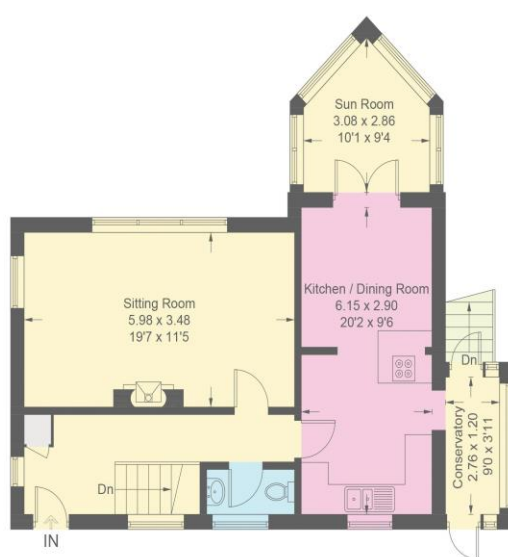


To view this property call Colebrook Sturrock on [01303 260666](tel:01303260666)

# Hillbury, Cliff Road, Hythe



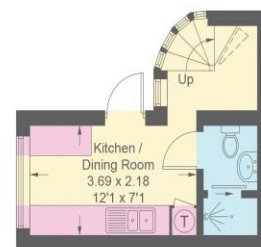
Ground Floor - 64.91 sq m / 699 sq ft



First Floor - 64.71 sq m / 697 sq ft



Studio / Annex - First Floor  
19.57 sq m / 211 sq ft



Studio / Annex - Ground Floor  
15.20 sq m / 164 sq ft

Approximate Gross Internal Area = 129.62 sq m / 1396 sq ft  
 Studio / Annex = 34.77 sq m / 374 sq ft  
 Total = 164.39 sq m / 1770 sq ft

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. (ID1097970)



## Outside

The property is accessed via a private driveway, providing off road parking for several vehicles, with a sloping lawn bordered by a laurel hedge. Entry is gained through a brick archway and a flight of steps leading to the main entrance.

The rear garden features an attractive covered verandah accessible from the bedrooms, with steps leading down to a shingle terrace. From here a decked bridge leads to a large rear garden which requires some maintenance and clearance. This area is well planted with shrubs and small trees, offering ample space for a vegetable garden. It is primarily laid to lawn surrounded by hedges, mature trees, and shrubs.

The annexe/studio includes its own paved terrace and a pleasant seating area.

## 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.

There is an annual charge we understand of £100 payable to Cliff Road Residents Association for the maintenance of Cliff Road which is unadopted.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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