



14 Cobay Close Hythe Kent CT21 6AA
Guide £770,000

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14 Cobay Close

Hythe Kent CT21 6AA

An impressive Neo-Georgian detached family home offering generous accommodation over three floors in a highly desirable location.

Situation

Situated in a prime location just back from the seafront, with its long stretches of shingle beaches with a delightful park and recreation ground adjoining and a level approach to the Royal Military canal. The nearby bustling high street enjoys a variety of independent shops and boutiques and has a growing cafe culture. There are a selection of sports and leisure facilities nearby, including tennis and squash as well as Hythe's sailing club.

The area is fortunate in having particularly good commuting services with rail links to London St Pancras in under an hour on HS1 via nearby Folkestone West and Central stations. Access to the M20 motorway nearby provides a network to the remainder of Kent and Eurotunnel in Cheriton offers connections to the Continent.

The Property

Number 14 is an attractive Neo-Georgian style home, discreetly tucked away at the end of a sought-after cul-de-sac. Built circa 1970 and offered to the market for the first time, the property comes with no onward chain.

A privet-lined walkway leads to a welcoming vestibule and hallway with a ground floor cloakroom. The front of the house features a separate dining room and a dual-aspect living room with a bow window, sliding doors to the rear garden, and a central fireplace. The kitchen, located at the rear, includes fitted units, integrated appliances, and side access.

Upstairs, there are three well proportioned bedrooms—each with built-in storage—and a family bathroom. The main bedroom includes an

ensuite, while two front bedrooms enjoy Juliet balconies. A fourth single bedroom features a fixed staircase to two large, carpeted attic rooms with windows and heating—ideal for conversion into additional living space.

Outside

To the front, the property is accessed via a discreet, shared walkway, that leads directly to the front door, offering a sense of privacy. Vehicular access is provided at the rear, where a spacious double garage is approached via the cul-de-sac. Double wooden doors open to allow additional off-road parking and the garage, which is equipped with power, lighting, and plumbing to the rear—ideal for utility or workshop use. An internal door from the garage leads conveniently into the enclosed walkway.

The rear garden is fully paved for low maintenance living and features a central, circular flower bed stocked with a variety of established plants, while well-tended borders add further greenery. A high brick wall encloses the space, and to the side, an enclosed area provides useful storage space, neatly tucked away from the main garden.

Services

We understand all main services are available.

Local Authority

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



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

Total Approximate Area = 2232 sq ft / 207.3 sq m (includes garage / excludes lean to)

For identification only - Not to scale

Tenure

Freehold

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.



Reception Room
23'11 x 12'6 (7.28 x 3.80)

Dining Room
13' x 12'4 (3.96 x 3.76)

Kitchen
12'5 x 10'6 (3.79 x 3.19)

Garage
22'6 x 16'8 (6.85 x 5.08)

Bedroom One
17'3 x 11'8 (5.27 x 3.55)

Bedroom Two
14'11 x 11'8 (4.54 x 3.55)

Bedroom Three
12'7 x 11'11 (3.84 x 3.62)

Bedroom Four
12'5 x 9'6 (3.78 x 2.90)

Bedroom Five
12'4 x 9'9 (3.77 x 2.98)

Bedroom Six
9'6 x 6'10 (2.89 x 2.09)

Utility
8'11 x 5'5 (2.73 x 1.64)

Bathroom
8'11 x 6'6 (2.73 x 1.99)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°chemcom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1310649

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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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