



49 High Street, Hythe, Kent CT21 5AD



PITCHOUN CLIFF ROAD, HYTHE

£799,950 Freehold

A detached house in an exclusive location from where it commands stunning views of the sea. The house offers well presented accommodation including kitchen/dining room, sitting room, utility room, 4 bedrooms (1 en-suite) & bathroom. South facing garden, garage & parking. EPC D



**Pitchoun
Cliff Road
Hythe
CT21 5XQ**

**Entrance Hall, Four Bedrooms (Principal with En-Suite), Bathroom,
Kitchen/Dining Room, Sitting Room, Utility Room, Cloakroom,
Gardens to Front & Rear, Off-Road Parking, Garage**

DESCRIPTION

Pitchoun enjoys a prime position on an exclusive cul-de-sac, enjoying a stunning south-facing outlook. From virtually every room, there are sweeping views of the sea, stretching across the bay to Dungeness and, on clear days, as far as the French coastline.

The accommodation is well arranged, with an entrance hall leading to four bedrooms, including a principal bedroom with en-suite shower room, as well as a family bathroom. The lower floor features a spacious kitchen/dining room and a sitting room, both opening onto a south-facing terrace. A utility room and cloakroom are conveniently located just beyond the kitchen.

The gardens have been thoughtfully designed for ease of maintenance while providing year-round interest. They include a generous stone-paved terrace, perfect for al fresco dining and enjoying the magnificent views. To the front, a driveway offers off-road parking and access to the garage.

SITUATION

Pitchoun is enviably situated on Cliff Road, an exclusive location on the hillside within reasonable walking distance (around 1.25 miles) from the town centre with its bustling and vibrant High Street offering a range of independent shops, boutiques, cafes and restaurants, doctors surgeries, dentists etc. The town is also well served by 4 supermarkets (including Waitrose, Sainsburys and Aldi). The Royal Military Canal is nearby, with pleasant towpath walks and cycle path and the attractive, unspoilt seafront and long pebbly beach is only a little further. There is a wide variety of sporting and leisure facilities in the area, including the Hotel Imperial Leisure Centre, cricket and lawn tennis clubs, 2 golf courses, sailing club, etc. There are many clubs and societies within the town that welcome new members, and a fortnightly farmers market. The town is well provided for with educational establishments including Hythe Bay C of E Primary School, St Augustines Roman Catholic Primary School and Brockhill Performing Arts College. There are boys and girls Grammar schools in nearby Folkestone.

There are bus stops accessible by with local services to Folkestone, Ashford, Romney Marsh, etc. and Hythe is very conveniently located for easy access to the M20 (Junction 11 - 4 miles), Channel Tunnel Terminal (4 miles), the ferry port of Dover (13 miles) and Ashford International Passenger Station (14 miles). Sandling main line railway station, approximately 2½ miles away on the outskirts of Saltwood, offers regular commuter services to London and High Speed trains to London St Pancras are available from Folkestone and Ashford with journey times of under an hour.



The accommodation comprises:

ENTRANCE PORCH

Entered via a timber effect composite door with obscure double glazed panels to side, door to:

ENTRANCE HALL

Staircase to lower floor, engineered wood flooring, access to cloaks cupboard and airing cupboard (housing the hot water cylinder), access to loft space, two double glazed windows to front, coved ceiling, radiator, doors to:

BEDROOM

Pair of double glazed windows to rear enjoying far-reaching views of the sea, coved ceiling, radiator, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low-level WC, bidet, circular wash basin, high-level obscure double glazed window, extractor fan, tiled walls, tiled floor, heated ladder towel rail.

BEDROOM

Double glazed window to rear enjoying far-reaching views of the sea, coved ceiling, radiator.

BEDROOM

Double glazed window to rear enjoying far-reaching views of the sea, coved ceiling, radiator.

BEDROOM

Bay with double glazed windows to rear enjoying far-reaching views of the sea, built in wardrobe cupboards, access to loft space, high-level double glaze window to front, coved ceiling, radiator.

BATHROOM

Panelled bath with thermostatically controlled shower over, glazed shower screen, wall hung wash basin with vanity cupboards below, low-level WC with concealed cistern, extractor fan, obscure double glazed window to front, tiled floor, tiled walls, heated ladder towel rail.

LOWER FLOOR

Double glazed window to front, timber effect flooring, wall light point, door to:

INNER HALLWAY,

Door to:

SITTING ROOM

A triple aspect room, attractive painted fireplace surround inset with a woodburning stove on a slate hearth, fitted cupboards with shelving over, radiators, double glazed sliding doors giving access to the terrace and enjoying magnificent views over the golf course, of the sea and around the bay to Dungeness, double glazed windows to both sides, timber effect flooring.

INNER HALLWAY

Double glaze window to front, access to cupboard housing the Worcester gas boiler, radiator, timber effect flooring, open through to:

KITCHEN/DINING ROOM

Well fitted with a range of base cupboard and drawer units incorporating integrated fridge freezer, integrated dishwasher, square edged granite work surfaces inset with a five burner gas hob with extractor above, undermounted ceramic sink with groove drainer to side and mixer tap, coordinating up stands, tiled splashbacks coordinating wall cupboards, integrated double oven and microwave, coved ceiling, recessed lighting, tiled floor, double glazed bifold doors giving access to the terrace and enjoying magnificent sea views, radiator, door to:



UTILITY ROOM

Provision for washing machine and tumble dryer, access to loft space, extractor fan, tiled floor, part tiled walls, double glazed window to front, door to:

CLOAKROOM

Low-level WC, wall hung wash basin, obscure glazed window to front, extractor fan, tiled floor, part tiled walls, radiator.

FRONT GARDEN

To the front of the property is a paved pathway, flanked by areas of lawn, leading to the front door. To the right-hand side of the garden is a driveway providing off-road parking and access to the garage. A gate gives access to the:-

REAR GARDEN

Directly to the rear of the house is a generous terrace paved in natural stone extending to the remaining garden which slopes gently away from the property, the first tier being topped in artificial grass and the lower tier topped in stone, for ease of maintenance and which has been planted with a variety of shrubs. A flight of steps lead to a further terrace and timber framed shed.

EPC Rating D

COUNCIL TAX

Band E approx. £3063.80 (2026/27)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

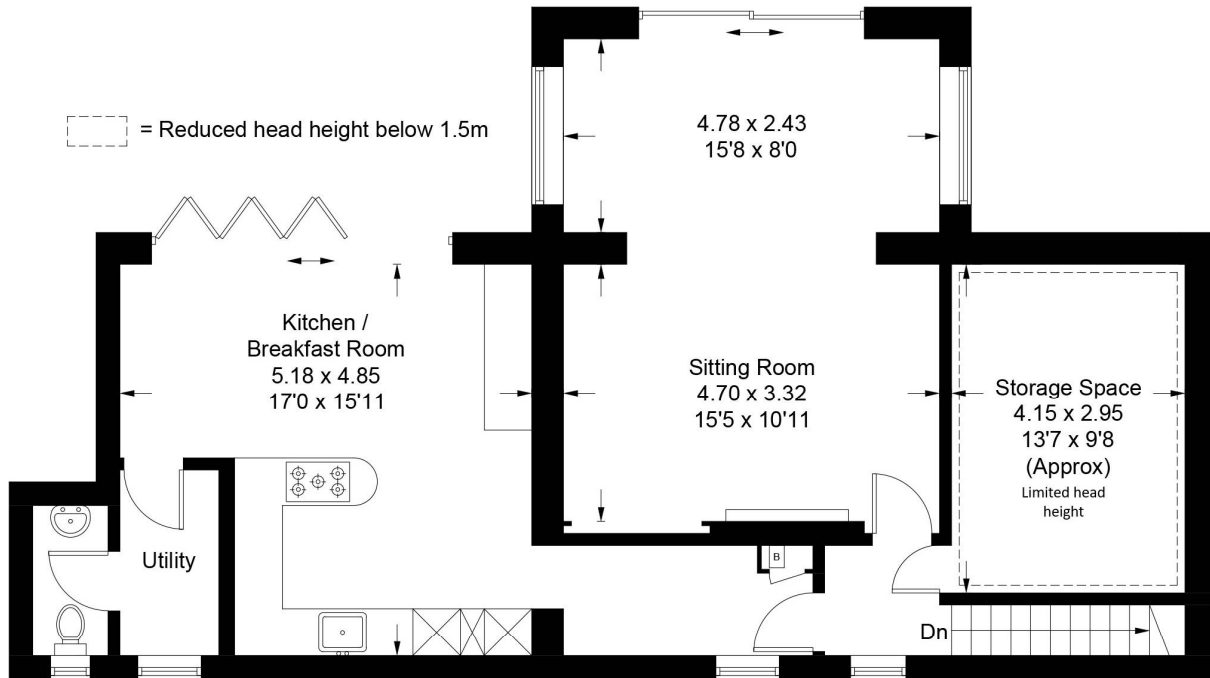


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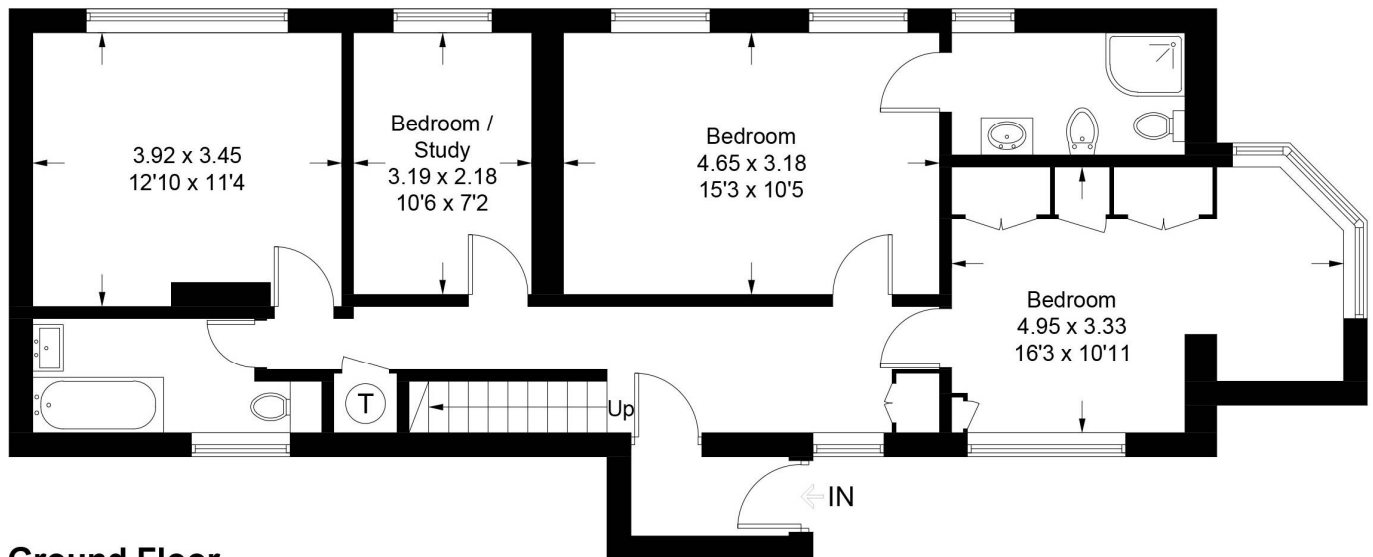


Pitchoun, Hythe, CT21

Approximate Gross Internal Area = 151.8 sq m / 1634 sq ft
(Excluding Storage Space)



First Floor



Ground Floor

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