

LAWRENCE & Co

- of Hythe -



CLIFF LODGE, CLIFF ROAD, HYTHE

£1,050,000 Freehold
No onward chain

Elevated Edwardian south facing home with expansive sea views and generous gardens. A lovingly restored handsome house with particularly comfortable and beautifully presented accommodation. 3 reception rooms, 4 double bedrooms (1 en-suite). Small serviced barn, ample parking, diverse gardens with toilet shed. EPC D



Cliff Lodge, Cliff Road, Hythe CT21 5XW

**Entrance Porch, Entrance Hall, Sitting Room, Dining Room, Garden Room,
Kitchen/Breakfast Room, Utility Room, Shower Room,
Spacious Landing/Study Area, Four Double Bedrooms
(one with En-Suite Bathroom), Bathroom, Balcony,
Garage, Parking, Gardens to Front, Side and Rear**

DESCRIPTION

Cliff Lodge is handsome double fronted Edwardian house, enviably situated in an exclusive location. All the principal rooms command an uninterrupted southerly coastal panorama around Hythe Bay to Dungeness extending to France on a clear day.

This lovingly restored characterful house offers beautifully presented accommodation with a wealth of charming original features. The Edwardian design offers a harmonious layout with comfortable proportions of 2687 sq ft plus garage. The welcoming central entrance hall has a segmental archway into the dining room. The south facing sitting room has cosy wood burning stove and bay window offering sea views. Past the stairs is the spacious kitchen/breakfast room, and utility. The garden room has doors onto patio and is adjacent to shower room. Upstairs the generous landing could be used as a study area and opens on to the sea facing balcony. The triple aspect second bedroom has patio doors onto balcony. The master bedroom has expansive sea views from the south facing bay window, and en-suite. There are two additional double bedrooms, and a family bathroom.

Set back from the road on generous plot with level lawn and wooded embankment beyond. Rear terrace for peaceful entertaining, ample parking and a large garage designed to accommodate a 7m motorhome.

SITUATION

Cliff Road is highly regarded and stretches along the lower hillside dropping down to Seabrook Road, approximately 280m walk from Cliff Lodge, where there are bus stops. Just beyond is a Royal Military Canal bridge to the seafront. Getting around is easy. Pleasant towpath walks and cycle paths take you all the way to the Folkestone Harbour arm or Hythe town centre, 1.5 level miles. The nearest pub and convenience store are 600m. Cliff Road bus stops are exceptionally well serviced with frequent buses to Hythe, Sandgate, Folkestone, Ashford and Romney Marsh. Hythe has 4 supermarkets (including Waitrose and Sainsburys), a vibrant High Street with a range of independent shops, boutiques, cafes and restaurants, doctors surgeries, dentists etc. There is a weekly vegetable market and a fortnightly farmers market. There are a wide variety of sporting and leisure facilities, including the Hotel Imperial Leisure Centre and Spa, sailing club, cricket, squash, bowls and lawn tennis clubs, and 2 golf courses, Sene Valley being directly to the rear of the property. The town is well served with educational establishments including Hythe Bay C of E Primary School, St Augustines Roman Catholic Primary School and Brockhill Performing Arts College. Grammar schools are in nearby Folkestone.

Cliff Lodge is very conveniently located for easy access to the M20 (Junction 12 - 2 miles), Channel Tunnel Terminal (2 miles), the ferry port of Dover (10 miles). High-Speed trains to London St Pancras are available from Folkestone (2.9 miles) and Ashford International Passenger Station (11 miles) with journey times of under an hour. Sandling main line railway station (3½ miles) on the outskirts of Saltwood, offers regular commuter services to London Charring Cross.

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a timber effect, composite and double glazed door with double glazed windows to side and above, tiled floor, glazed door to:

ENTRANCE HALL

A generous space with staircase to first floor with polished timber, moulded handrail, square banister rails and terminating in a square newel post, dado rail, picture rail, cast iron column radiator, doors to, sitting room, kitchen, garden room and archway to:

DINING ROOM

Tiled fireplace surround with provision for an open fire, a pair of wall light points, picture rail, double glazed windows to side, double glazed casement doors opening to and overlooking the front garden from where magnificent views of the sea can be enjoyed, cast iron column radiator.

SITTING ROOM

Polished parquet flooring, attractive painted fireplace surround encompassing a wood-burning stove over a tiled hearth with alcoves to either side fitted with low-level cupboards and shelving, picture rail, timber framed and double glazed window to side, deep bay with double glazed windows to front from where magnificent views of the sea can be enjoyed, cast iron column radiators.

KITCHEN/BREAKFAST ROOM

A generous space with a bespoke kitchen comprising base cupboard and drawer units with recess and plumbing for dishwasher, square-edged woodblock work surfaces inset with five-burner gas hob with stainless steel glazed and illuminated extractor hood above and one-and-a-half bowl ceramic sink and drainer with mixer tap, tiled splashbacks, coordinating wall cupboards, integrated eye-level double oven/grill, coordinating island unit with granite worktop, fireplace recess with wood-burning stove, full-height shelved larder cupboard, further fitted full-height storage cupboard, recessed lighting, timber framed and double glazed windows to side,

door to **walk-in pantry** with shelving, slate, slab and staircase giving access to the **cellar**, glazed double doors with glazed fan light above, opening to:

UTILITY ROOM

Range of bespoke base cupboards with space and plumbing for washing machine, square-edged woodblock work surfaces undermounted with twin butler's sinks with grooved drainer to either side and mixer tap, tiled splashbacks, timber framed and double glazed windows to side and rear overlooking the garden, panelled and glazed door opening to the garden.

GARDEN ROOM

Timber effect flooring, timber framed and double glazed window to side, timber framed and double glazed casement doors opening to and overlooking the rear garden, radiator.

SHOWER ROOM

Well fitted with a traditional suite comprising low-level WC, wall-hung washbasin, shower tray with shower above, tiled floor, tiled walls, extractor fan, timber framed and opaque double glazed window to side.

FIRST FLOOR LANDING

Timber framed and double glazed window over stairwell, double glazed casement doors giving access to the balcony from where far reaching views of the sea can be enjoyed, access to built in cupboards, doors to:

PRINCIPAL BEDROOM

Deep bay with double glazed windows to front enjoying magnificent views of the sea and around Hythe Bay, picture rail, dressing area with built in wardrobe cupboards, column radiator, door to:

EN-SUITE BATHROOM

Panelled bath with electric shower over, glazed shower screen, close coupled WC, wash basin with vanity cupboard below, heated ladder towel rail, localised tiling, timber framed and double glazed window to side with views of the sea, timber effect flooring, extractor fan.





BEDROOM

Attractive painted fireplace surround inset with wood-burning stove on a tiled hearth, pair of double glazed windows to side enjoying sea views, double glazed casement doors giving access to the balcony, picture rail, column radiator.

BALCONY

Well enclosed by glazed balustrade, the perfect vantage point from which to enjoy the magnificent views of the sea and around Hythe Bay.

BEDROOM

Timber framed double glazed window to side, column radiator.

BEDROOM

Attractive cast iron fireplace surround, timber framed double glazed window to side, column radiator.

BATHROOM

Bath with central taps, WC with high-level system, wash basin with vanity cupboards below, tiled shower enclosure with thermostatically controlled rainhead shower and separate handheld attachment, localised tiling, extractor fan, timber framed windows to side, contemporary vertical radiator.

CLOAKROOM

WC with high level cistern.

THE GARDENS

The property is approached via a shared driveway, which leads to the private driveway for the house. A pair of double gates at the side of the property open to the continuation of the driveway and provides off-road parking for a number of vehicles together with access to the garage.

GARAGE

The garage is supplied with power and lighting and is of a particularly generous size and height having been designed to accommodate a camper van.

The front garden is set behind a yew hedge and is laid extensively to lawn with an attractive decked terrace accessed from the dining room. The remainder of the garden is well planted with a variety of shrubs, herbaceous and other plants including lavender, hebe, aquilegia and rosemary, amongst others. A flight of steps gives access to a central pathway leading to the front door.

The remainder of the garden is laid largely to lawn edged by contemporary timber fencing. Directly to the rear of the house is a generous terrace which is paved in stone.

EPC Rating Band D

COUNCIL TAX

Band F approx. £3620.84 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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

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Cliff Lodge, Hythe, CT21

Approximate Gross Internal Area = 249.6 sq m / 2687 sq ft

Garage = 24.4 sq m / 263 sq ft

Total = 274.0 sq m / 2950 sq ft

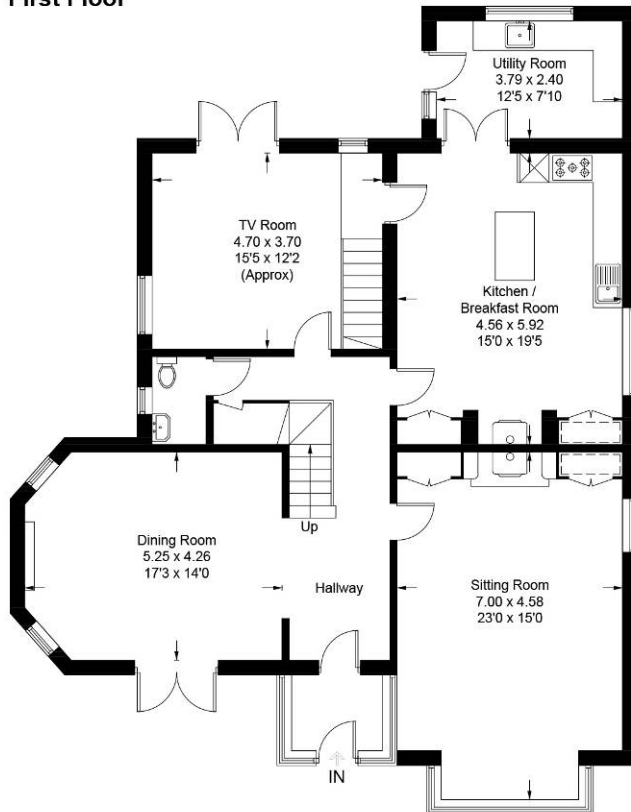


 = Reduced headroom below 1.5m / 5'0"



First Floor

(Not Shown In Actual Location / Orientation)



Ground Floor

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