



49 High Street, Hythe, Kent CT21 5AD



**15A NAILDOWN ROAD,
HYTHE**

£775,000 Freehold

Situated in a sought-after location, this stunning newly built detached home enjoys magnificent sea views. Finished to a high standard in a contemporary style, the property offers living accommodation designed to complement a modern lifestyle, 3 bedrooms (2 en-suite), garden and off-road parking. EPC tbc



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**15a Naildown Road
Hythe
Kent
CT21 5SY**

**Open Plan Kitchen/Dining/Living Space, Sitting Room, Utility Room,
Principal Bedroom with En-Suite Bathroom & Balcony,
Two Further Bedrooms (One En-Suite), Wet Room,
Parking, Gardens**

DESCRIPTION

This exceptional newly built detached home is one of only two beautifully designed properties in a highly sought-after location, enjoying breathtaking panoramic views across the sea, Hythe Bay, Dungeness, and, on clear days, the French coastline.

Finished to an impressive specification throughout, the property combines contemporary style with thoughtfully designed living spaces tailored to modern lifestyles. The ground floor features a spacious open-plan kitchen, dining and living area, a separate sitting room opening onto a decked terrace, and a utility room with cloakroom facilities. The lower ground floor offers two well-proportioned bedrooms, including one with an en-suite shower room, together with a wet room. Occupying the upper floor, the principal suite features a vaulted ceiling, private balcony, and luxurious en-suite bathroom.

To the rear, the garden includes a generous decked terrace, perfect for outdoor dining and entertaining while taking full advantage of the spectacular sea views. At the front of the property, a gravel driveway provides convenient off-road parking.

SITUATION

Seabrook is a popular residential area between Hythe and Sandgate (1.5 miles and 1.2 miles respectively) and is very accessible to both. The area benefits from a local shop, pub and highly regarded primary school and there are bus routes nearby.

The quaint, unspoilt town of Hythe enjoys a bustling High Street offering a selection of independent shops, boutiques, cafes and restaurants. The town is also well served by 4 supermarkets (including Waitrose, Sainsbury and Aldi), doctors, dentists, etc. There is a fortnightly farmers market and many clubs and societies that welcome new members. There are three golf courses in the vicinity, as well as sailing, bowls, tennis, cricket and squash clubs together with the Leisure Centre at the Hotel Imperial.

The area is fortunate in having particularly good communications as there are main line railway stations within easy reach and an access point for the M20 motorway (Junction 12) only 2 miles away, making it possible to reach Central London within about 1½ hours by both road and rail. The High Speed Rail Link offers a journey time to the City of just under an hour and is available from Folkestone West, Folkestone Central and also Ashford Station. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is 2.5 miles away. The ferry port of Dover is approximately 11 miles away. (All distances are approximate).



The accommodation comprises:

GROUND FLOOR

Entered via a contemporary part obscured glazed door.

OPEN PLAN KITCHEN/DINING/LIVING SPACE

Well fitted with a comprehensive range of base cupboard and drawer units in a sleek contemporary style incorporating integrated Neff dishwasher, deep pan drawers, square-edged quartz worktops undermounted with deep stainless steel 1 ½ bowl sink with grooved drainer to side and mixer tap, inset with Bora induction hob with integrated extractor, coordinating upstands, coordinating wall cupboards, integrated double oven/combi microwave oven, integrated fridge and freezer, recessed lighting, double glazed window to side, pair of double glazed sliding patio doors opening to Juliet balconies to rear from where glorious views of the sea can be enjoyed, two double glazed windows to side, underfloor heating, staircase to lower floor and continuing to first floor, doors to:

UTILITY/CLOAKROOM

Base cupboards with recess and provision for washing machine, square edged work surfaces inset with stainless steel sink and drainer with mixer tap, tiled floor with underfloor heating, low-level WC with concealed cistern, extractor fan.

SITTING ROOM

A generous space with underfloor heating and double-glazed sliding patio doors opening to a decked terrace to the rear, enclosed by glazed balustrade and from where views of the sea can be enjoyed.

FIRST FLOOR LANDING

Double-glazed windows to front and side, cupboard housing pressurised hot water cylinder, door to:

PRINCIPAL BEDROOM

A generous space set beneath a vaulted ceiling with double-glazed sliding patio doors

opening to a spacious balcony to the rear and enclosed by a glazed balustrade and from where glorious views of the sea and around the bay to Dungeness can be enjoyed, radiator, door to:

EN-SUITE BATHROOM

Well fitted with a contemporary suite comprising twin-ended bath with mixer tap, wall hung WC with concealed cistern, wash basin with mixer tap and vanity cupboard below, illuminated wall mirror, tiled floor, extractor fan, double glazed corner window, heated ladder rack towel rail.

LOWER GROUND FLOOR

Hallway with recessed lighting, access to deep understairs storage cupboard, underfloor heating, doors to:

WET ROOM

Walk-in shower area fitted with thermostatically controlled monsoon shower with separate handheld attachment, wall-hung WC with concealed cistern, wall-hung wash basin with mixer tap and vanity drawer below, illuminated wall mirror, localised tiling, tiled floor with underfloor heating, heated ladder rack tower rail, extractor fan, recessed lighting.

BEDROOM

Double glazed window to side, overlooking the garden, underfloor heating.

BEDROOM

Two sets of double glazed casement doors opening to and overlooking the rear garden from where glorious views of the sea can be enjoyed, underfloor heating, door to:

EN SUITE SHOWER ROOM

Walk-in tiled shower area fitted with thermostatically controlled monsoon shower and separate handheld attachment, wall-hung WC with concealed cistern, wall-hung washbasin with mixer tap and vanity drawer below, illuminated wall mirror, tiled floor with underfloor heating, localised tiling, recessed lighting, extractor fan.





OUTSIDE

To the front of the property is a gravelled driveway providing off-road.

REAR GARDEN

Directly to the rear of the house is a generous decked to terrace from where views of the sea can be enjoyed extending to the remainder of the garden which is to be laid to lawn and extends to the side of the house.

EPC Rating tbc

COUNCIL TAX TBC

Band approx. (2024/25) Folkestone & Hythe District Council.

VIEWING

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



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