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Cliff Road, Hythe

Guide Price £475,000



GUIDE PRICE OF £475,000 - £500,000. A beautifully designed three-bedroom detached new build with sea views, perfectly positioned on the highly sought-after Cliff Road and within walking distance of the historic Royal Military Canal which offers pleasant walks and recreational facilities.

Finished to an exceptional standard throughout, this stylish home features a contemporary open-plan ground floor layout, seamlessly combining the kitchen, lounge and dining areas into a bright and sociable living space, enhanced by bi-folding doors opening directly onto the garden. The kitchen is thoughtfully designed for modern living, boasting fully integrated Neff appliances, a built-in wine cooler boiling water tap, and sleek contemporary cabinetry, creating an ideal space for both entertaining and day-to-day use.

A practical ground floor shower room provides added convenience and versatility, perfect for guests or for freshening up after a day by the sea. The first floor offers three generously sized bedrooms and a beautifully appointed family bathroom with contemporary roll top bath and separate shower cubicle, providing stylish and comfortable accommodation for families, couples, or those seeking a refined coastal retreat.

Externally, the property benefits from a private driveway with space for at two vehicles, along with two electric car charging points a forward-thinking feature that blends convenience with sustainability. The property enjoys a landscaped rear garden which offers a patio leading onto an area that is laid to lawn on one side with the other having a decked seating area.

- Dual high-speed Electric Vehicle (EV) Charging Stations on a private driveway.
- Traditional Brick and Block build for superior acoustic performance and structural integrity.
- Triple Glazed windows for superior energy and acoustics
- High Speed Internet Fibre offering highest speed through Trooli

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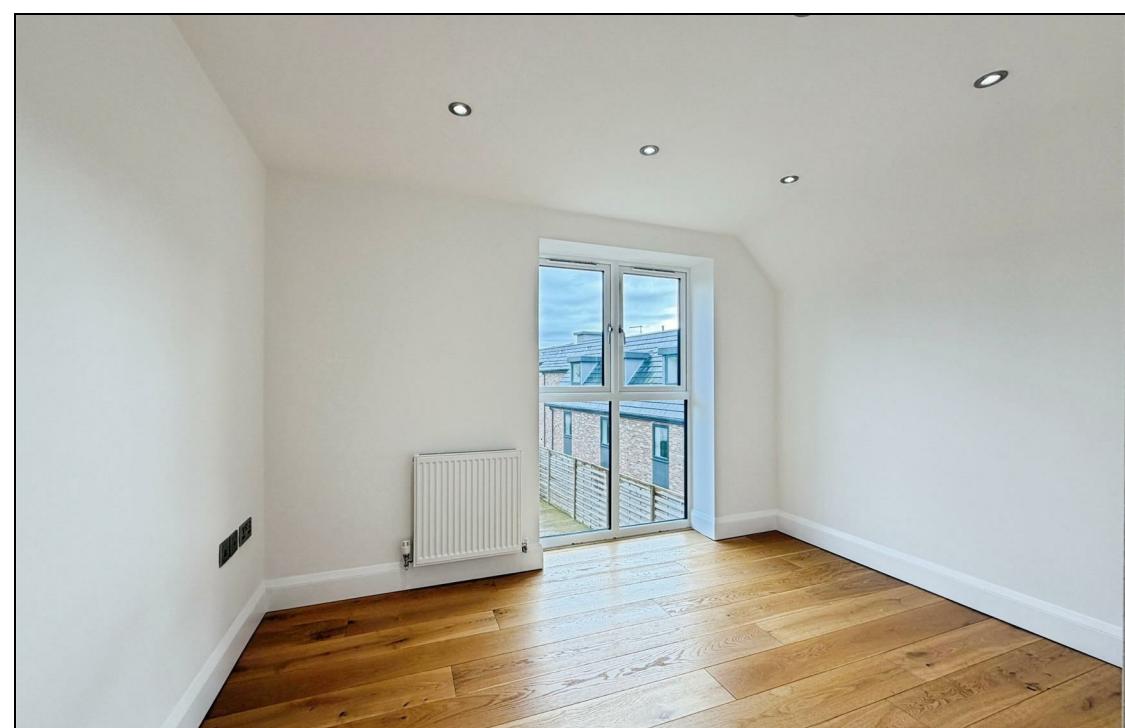
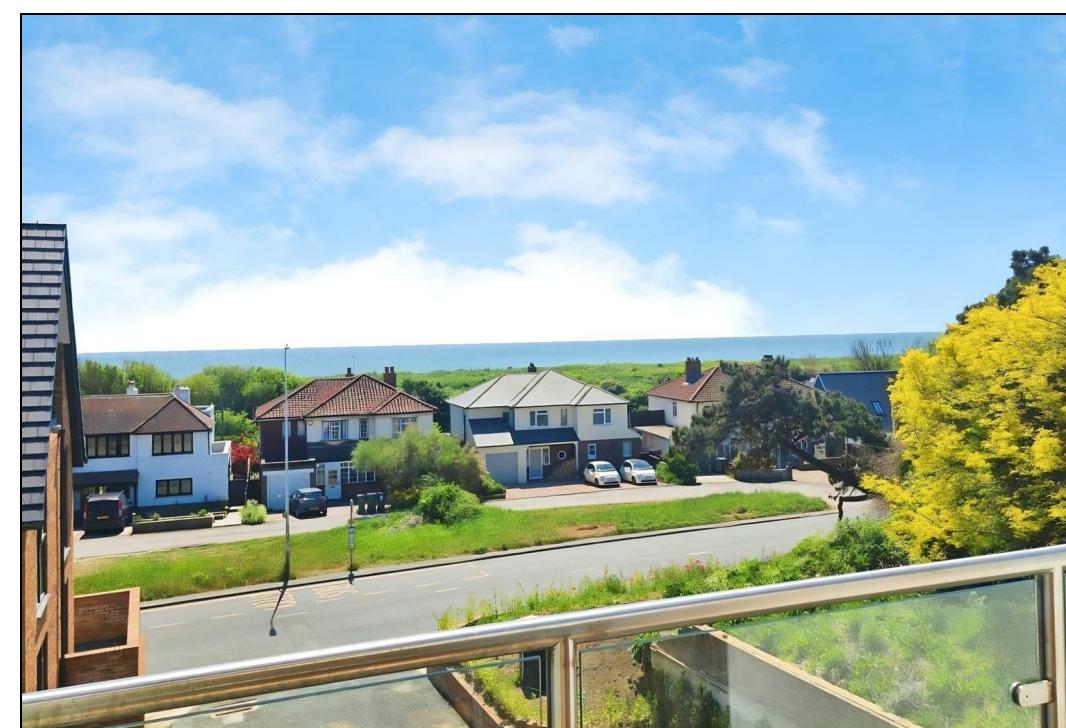
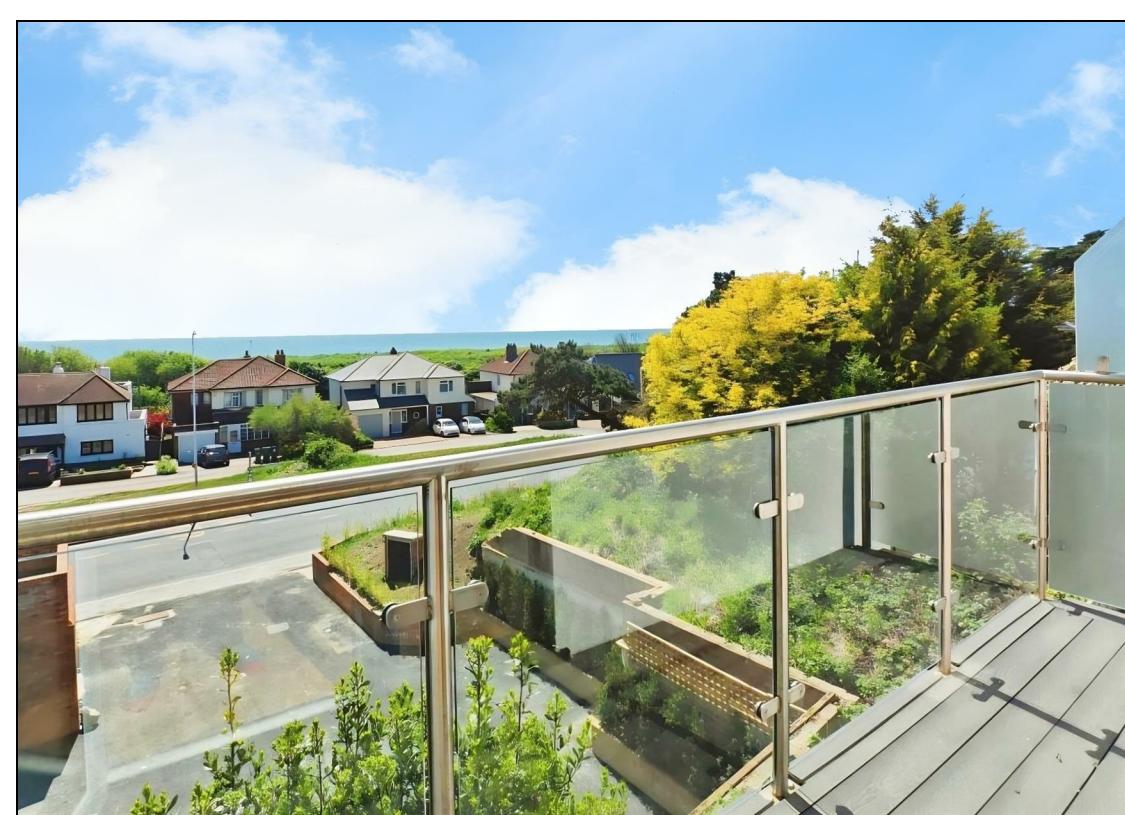
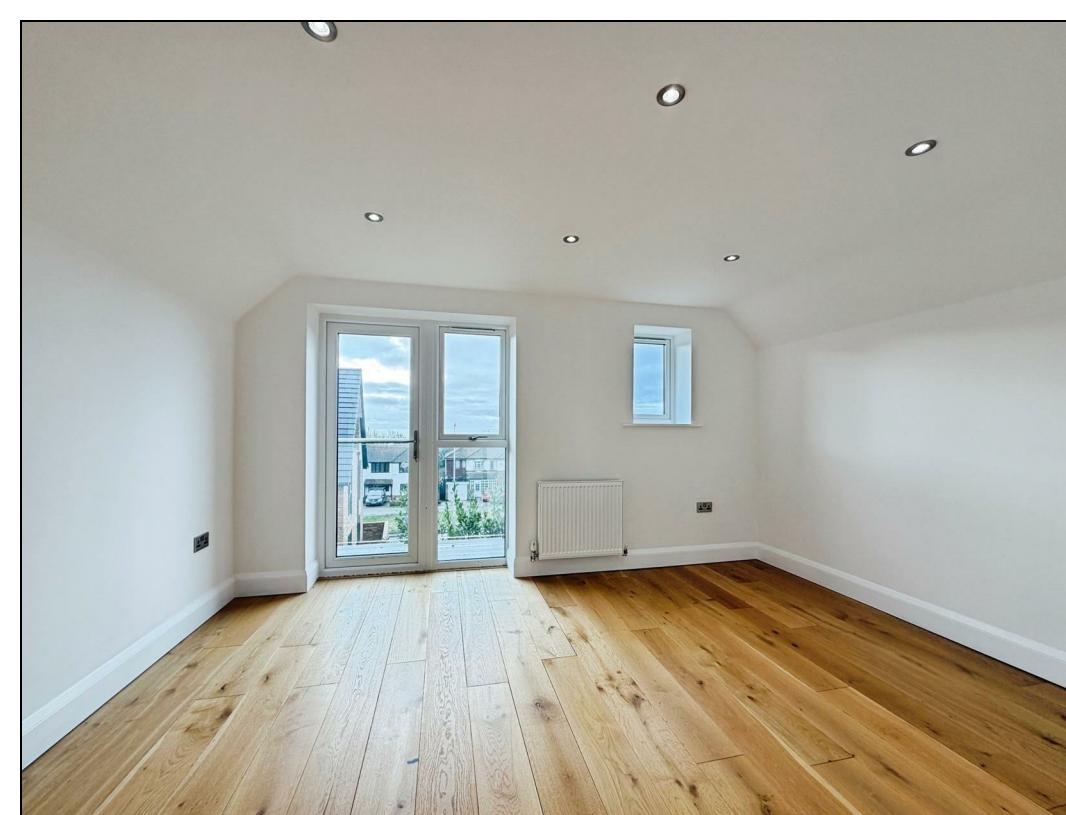


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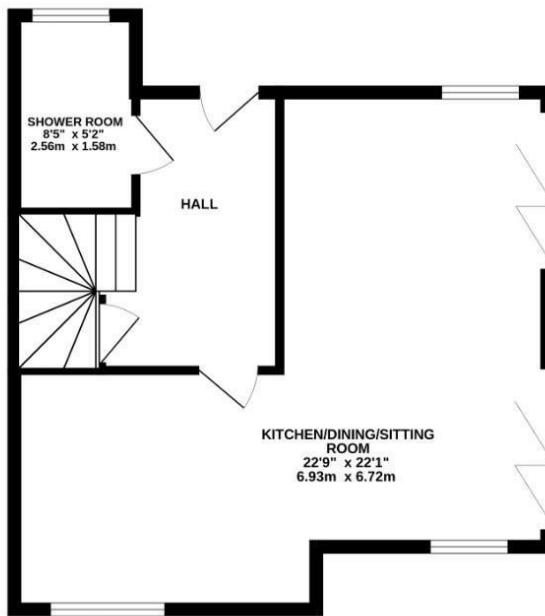
KEY FEATURES

- GUIDE PRICE OF £475,000 - £500,000
- NO ONWARD CHAIN
- BRAND NEW DETACHED HOME
- HIGHLY SOUGHT AFTER AREA
- OPEN PLAN RECEPTION ROOM WITH BI-FOLDING DOORS
- HIGH SPEC KITCHEN WITH INTEGRATE APPLIANCES
 - SHOWER ROOM AND BATHROOM
 - OAK DOORS AND FLOORS THROUGHOUT
 - TRIPLE GLAZING & GAS CENTRAL HEATING
- LANDSCAPED GARDENS & BLOC PAVED DRIVEWAY

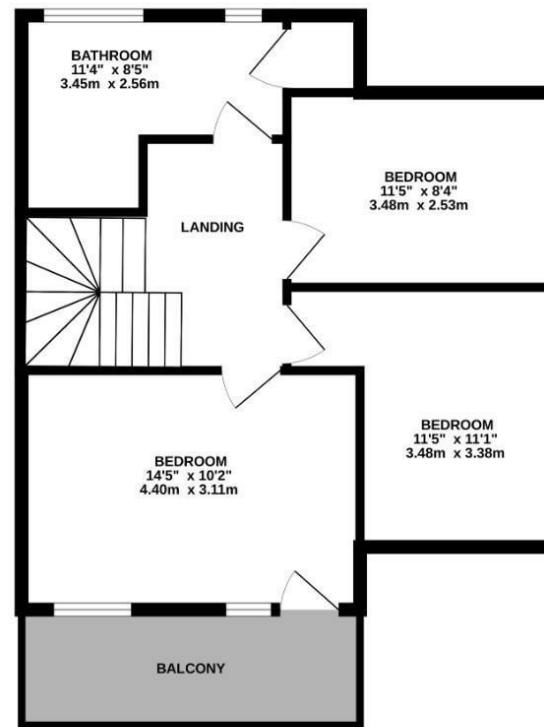




GROUND FLOOR

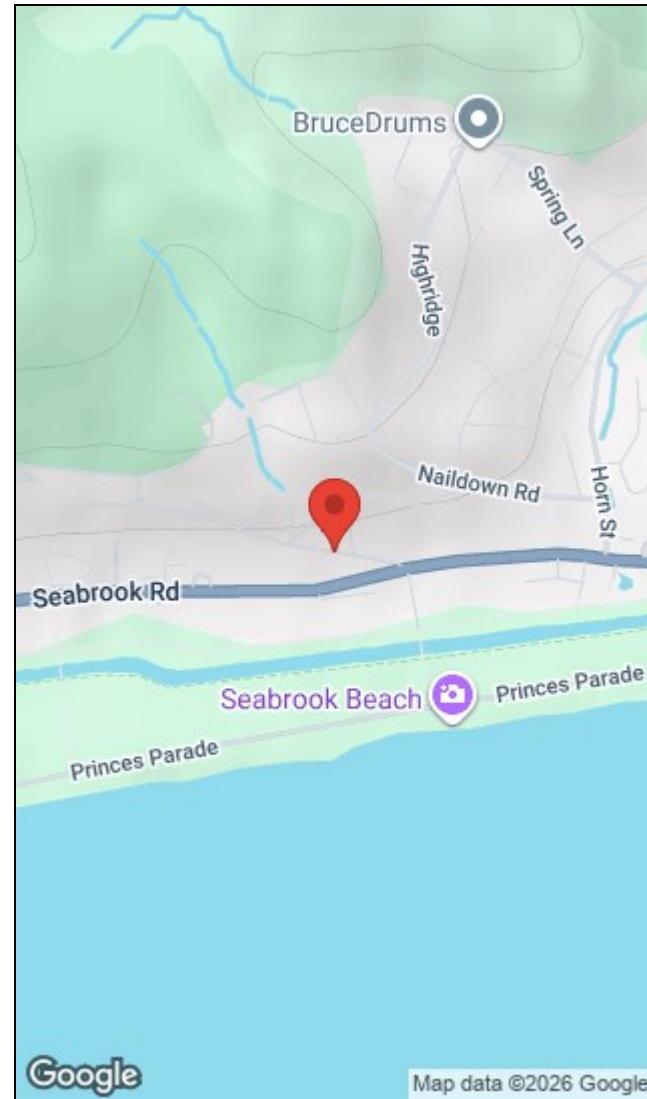


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
		94	
Environmental Impact (CO ₂) Rating			
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