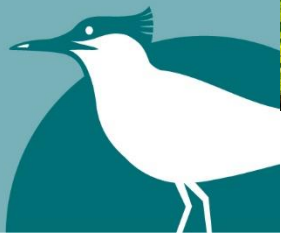




Red Brae, 2a Tanners Hill
Hythe, CT21 5UE
Guide £1,050,000

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Red Brae

2a Tanners Hill, Hythe

A contemporary architect-designed home spanning three floors. showcasing beautiful features and exceptional proportions.

Situation

Nestled in the charming coastal town of Hythe, this property enjoys a desirable setting close to everyday amenities, leisure facilities and beautiful outdoor spaces. Known for its characterful atmosphere, historic surroundings and attractive waterfront, Hythe offers a wonderful blend of seaside living and convenience. Excellent transport connections, including high-speed rail services to London and easy access to major road networks and cross-Channel links, make it an ideal location for both commuters and those seeking a relaxed coastal lifestyle.

The Property

Tucked away at the end of a private shared driveway and just a short stroll from the town centre, this exceptional architect-designed home occupies an elevated position that has been expertly utilised to capture far-reaching views towards the sea, enjoyed from balconies on both the first and second floors.

Arranged over three beautifully appointed levels, the property offers generously proportioned accommodation throughout, beginning with a welcoming entrance hall featuring a useful understairs cupboard and cloakroom. The ground floor also provides a cosy snug, a double bedroom with fitted wardrobe cupboard and en-suite shower room, together with access to the integral garage.

A striking timber staircase with contemporary glass balustrades rises to the heart of the home, where an impressive open-plan living and dining space flows seamlessly onto the front balcony, creating the perfect setting for both entertaining and relaxation. The stylish German kitchen is superbly equipped with integrated Bosch appliances, including an induction hob, while a rear vestibule offers practical utility space and a boiler cupboard.

The second floor is dedicated to luxurious bedroom accommodation, led by a magnificent principal suite featuring two walk-in dressing rooms and a beautifully appointed en-suite bathroom with both bath and separate shower.

Two further generous double bedrooms, each benefitting from their own en-suite shower room and fitted wardrobes, complete this outstanding coastal residence, combining contemporary design, exceptional comfort and an enviable lifestyle setting.

Outside

Outside, a paved private shared driveway leads to entrance gates, generous parking and an integral garage with electric door.

The landscaped rear garden has been thoughtfully tiered to create a series of attractive outdoor spaces, including a paved terrace and raised planting beds framed by timber sleepers and complemented by a mature fig tree. To the front, two enclosed balconies make the most of the elevated position, enjoying attractive open views and glimpses of the sea beyond.

Services

All mains' services are understood to be connected to the property.

Local Authority

Folkestone and Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY. **Tel: 01303 853000**

Tenure

Freehold

Current Council Tax Band: G

EPC Rating: C

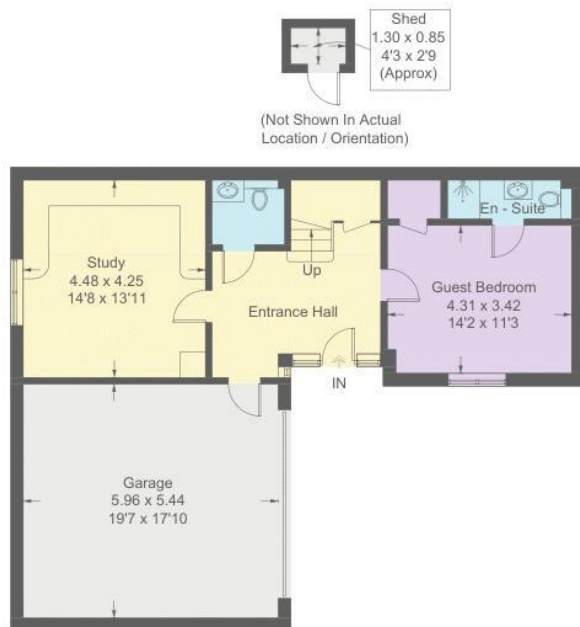
Agents Note

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.



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

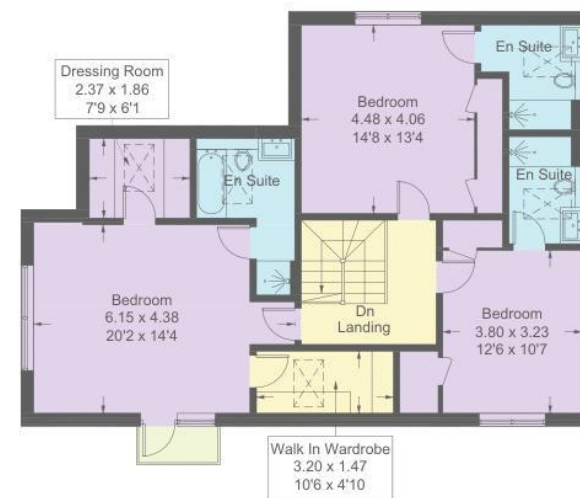
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Lower Ground Floor - 90.4 sq m / 973 sq ft



Ground Floor - 104.3 sq m / 1123 sq ft



First Floor - 96.9 sq m / 1043 sq ft

Approximate Gross Internal Area = 291.6 sq m / 3139 sq ft (Including Garage)

Outbuilding = 1.1 sq m / 12 sq ft

Total = 292.7 sq m / 3151 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1314995)

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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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