



**HUNTERS**<sup>®</sup>

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# Cliff Road, Hythe

Asking Price £780,000 - £850,000



Situated in the highly desirable Cliff Road, Hythe, this distinctive four-bedroom detached family home offers spacious and versatile accommodation, perfectly suited to modern family living.

The property immediately stands out with its attractive and characterful façade, complemented by a generous frontage providing ample off-road parking and access to the garage. Internally, the home offers well-balanced accommodation, including a welcoming kitchen/dining room, ideal for everyday family life and entertaining, with ample space for dining and direct access to the garden.

There are four well-proportioned bedrooms, providing comfortable accommodation for family members or guests, along with bathroom facilities designed for practicality and convenience.

A particular feature of the property is the studio above the garage, offering excellent versatility as a home office, creative space, or potential guest accommodation.

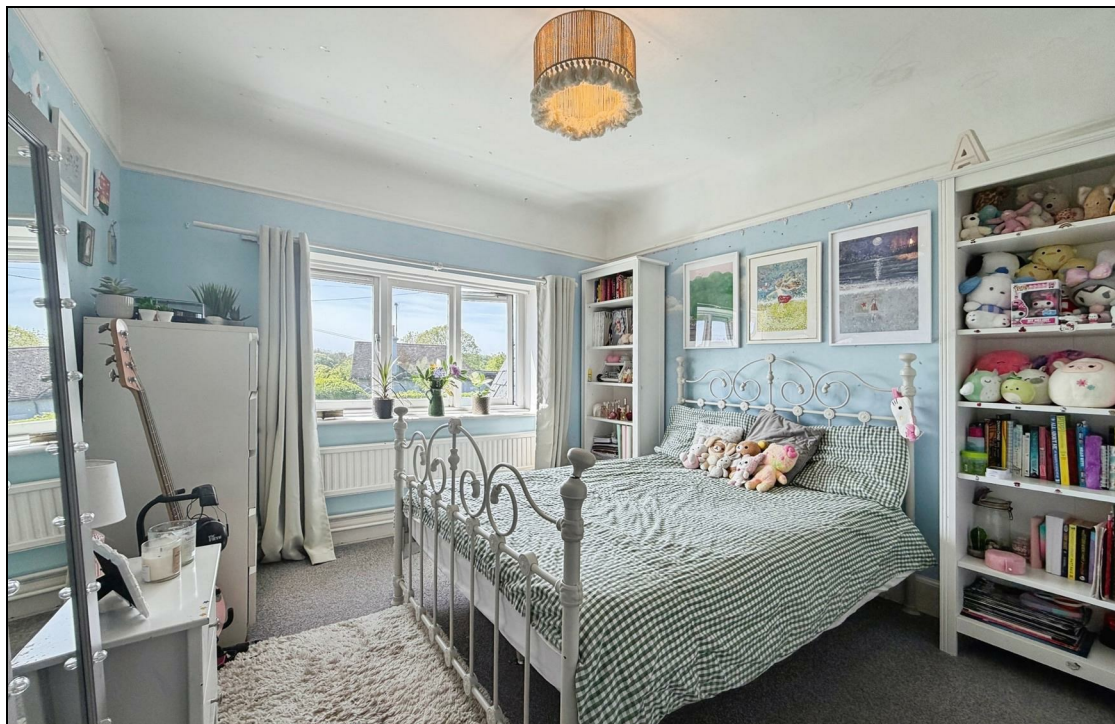
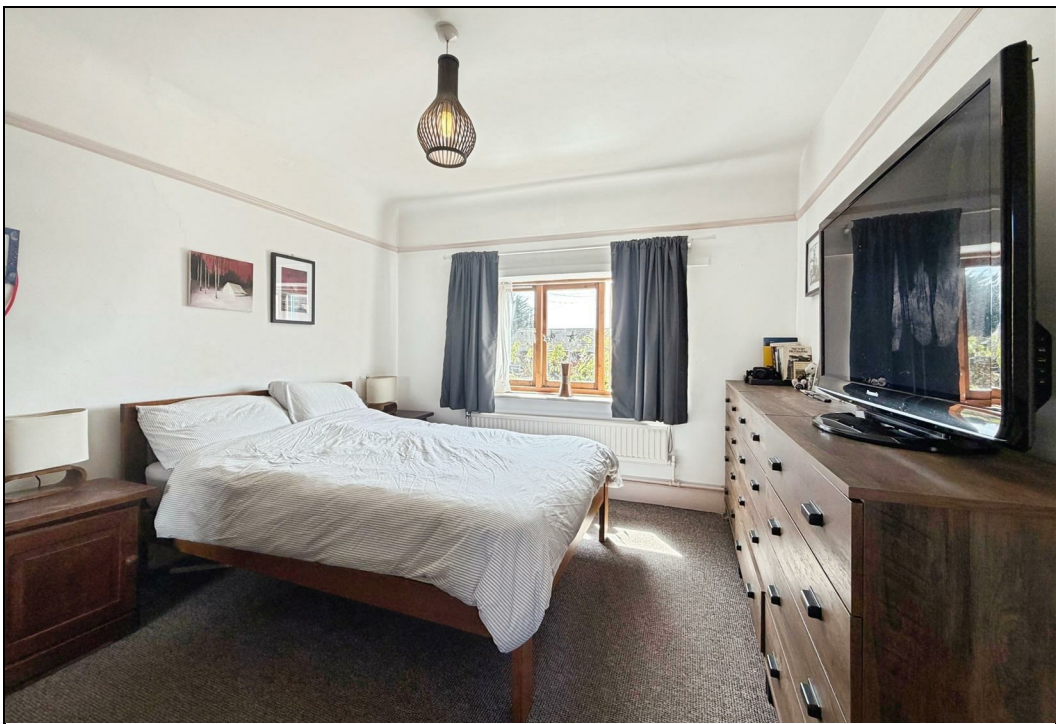
Externally, 120ft private garden offering a peaceful outdoor space, complete with a small orchard of apple, pear, and cherry trees. The garden is further enhanced by established gooseberry and blackcurrant bushes, along with a mature grapevine, creating a productive and attractive setting ideal for relaxing or entertaining. In addition, there is a timber garden studio, which provides a further space to work from home or garden room to enjoy the garden.

Located on one of Hythe's most sought-after roads, this home is ideally positioned for access to the seafront, local amenities, and transport links, making it a fantastic opportunity for those seeking a spacious home in a prime coastal location.

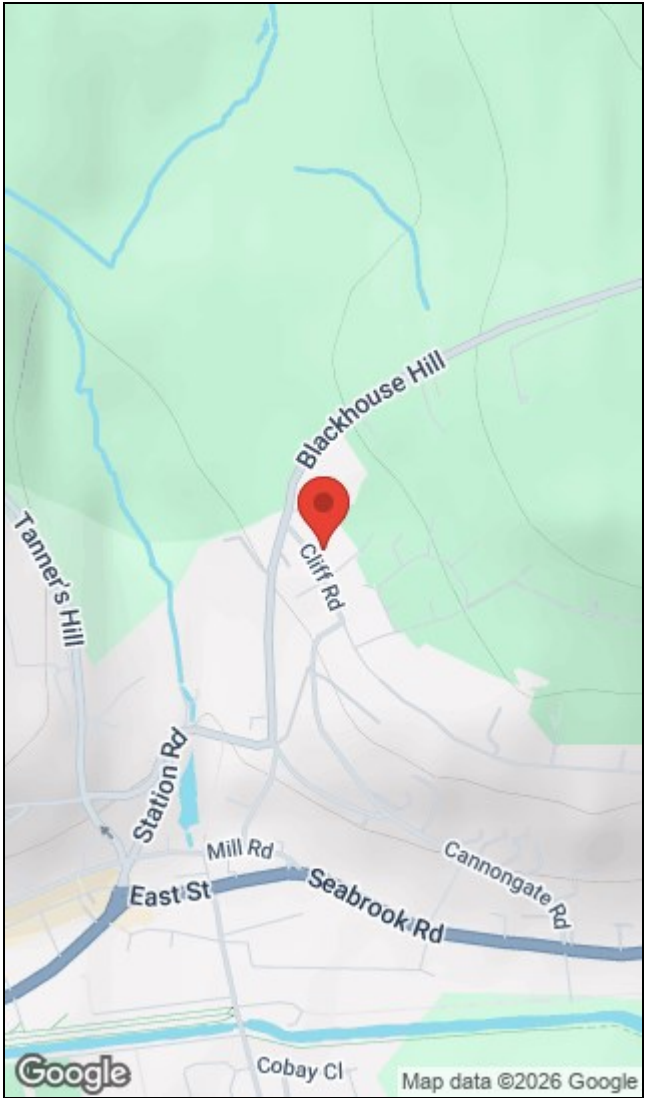
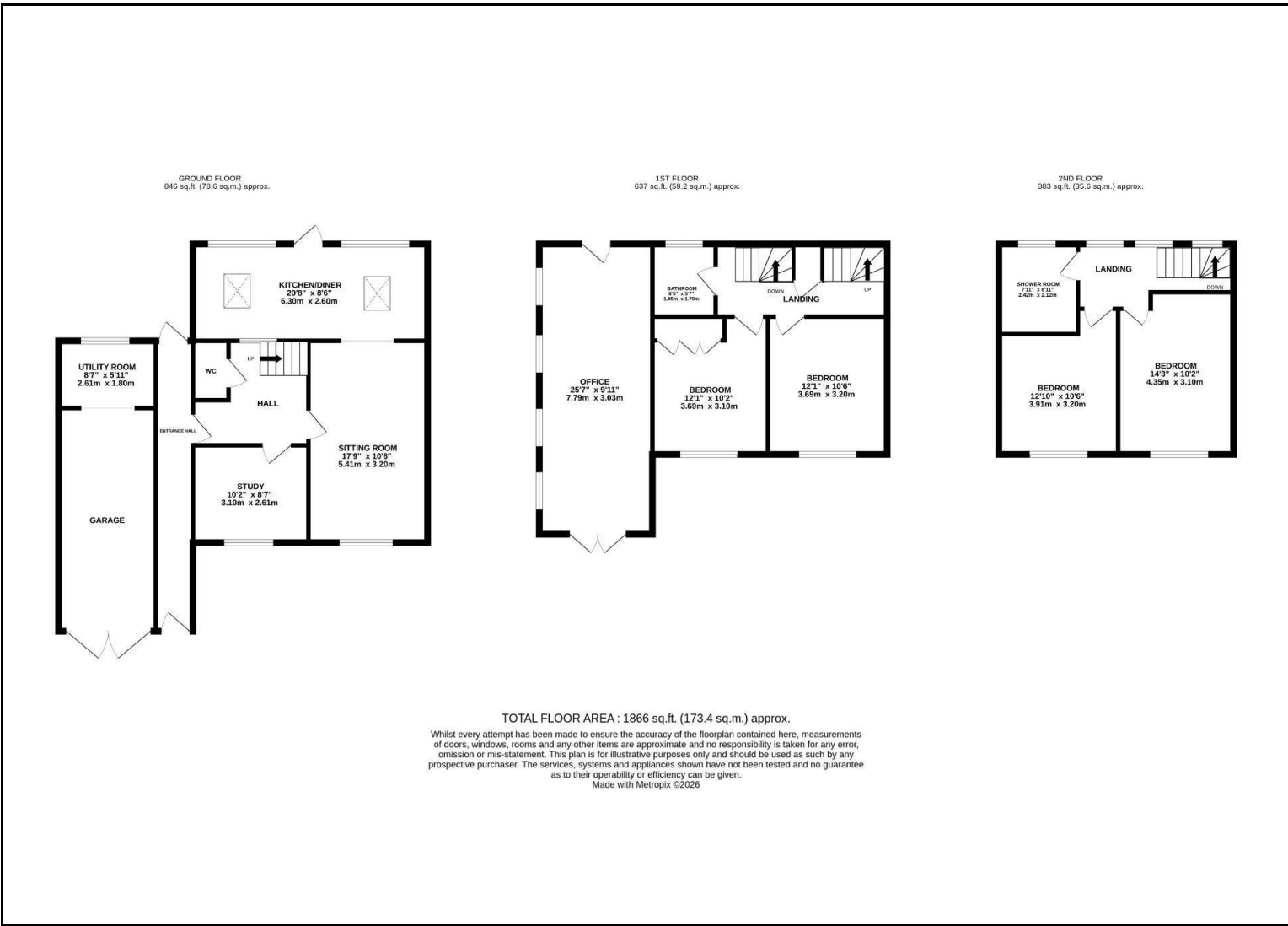


- GUIDE PRICE OF £800,000 - £850,000
- Situated on the highly sought-after Cliff Road in Hythe
  - Distinctive four-bedroom detached family home
    - Striking sea views from bedrooms
  - Spacious and versatile accommodation throughout
- Kitchen/dining room ideal for family living and entertaining
- Studio above the garage offering flexible additional space
  - Private gardens providing a peaceful outdoor setting
- Conveniently located for the seafront, local amenities and transport links
  - Cloakroom and utility room









Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	74	EU Directive 2002/91/EC	64
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	

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