



49 High Street, Hythe, Kent CT21 5AD



THE MOORINGS CLIFF ROAD, HYTHE

£1,150,000 Freehold

An exceptional property in an exclusive location from where it commands stunning views of the sea. The house offers impeccably presented accommodation including kitchen/breakfast room, generous living space, garden room/study, 4 bedrooms (2 en-suite) & bathroom. Gardens, garage & parking. EPC D.



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The Moorings, Cliff Road, Hythe CT21 5XJ

**Ground Floor: Entrance Hall, Kitchen/Breakfast Room with Balcony,
Utility Room, Cloakroom, Bedroom with En-Suite Shower Room & Roof Terrace,
Lower Ground Floor: Open Plan Living Space, Study/Garden Room,
First Floor: Three Double Bedrooms (Principal with En-Suite Bathroom), Bathroom,
Delightfully Secluded Gardens, Garage, Ample Parking**

DESCRIPTION

An exceptional property in an exclusive location from where it commands magnificent views of the sea. The Moorings has been beautifully refurbished by the current owners and now offers impeccably presented accommodation with a high standard of finish and fixtures throughout. The spacious accommodation totals in the region of 2842 square feet and has been designed to compliment a modern lifestyle. It comprises a spacious entrance hall, stunning kitchen/breakfast room with doors opening to the balcony from where views of the sea can be enjoyed, the perfect hub to the home and an ideal environment in which to entertain. A useful utility room with access to the double garage, cloakroom and also to this level is a bedroom with ensuite shower room and access to the roof terrace where the sea views can be enjoyed. At garden level the generous open plan living space and study/garden room both benefit from bi-folding doors opening to and uniting the space with the garden. On the first floor each of the three double bedrooms enjoy views of the sea, the principal bedroom benefits from an en-suite bathroom.

The gardens are a delight having been designed with relative ease of maintenance in mind and thoughtfully planted for year round interest, a beautiful terrace spans the width of the house, ideal for alfresco dining, and from where sea views can be enjoyed. To the front of the house is a large bound gravel driveway providing ample parking and access to the integral garage.

SITUATION

The Moorings is enviably situated on Cliff Road, an exclusive location on the hillside within reasonable walking distance (around 1.25 miles) from the town centre with its bustling and vibrant High Street offering a range of independent shops, boutiques, cafes and restaurants, doctors surgeries, dentists etc. The town is also well served by 4 supermarkets (including Waitrose, Sainsburys and Aldi). The Royal Military Canal is nearby, with pleasant towpath walks and cycle path and the attractive, unspoilt seafront and long pebbly beach is only a little further. There is a wide variety of sporting and leisure facilities in the area, including the Hotel Imperial Leisure Centre, cricket and lawn tennis clubs, 2 golf courses, sailing club, etc. There are many clubs and societies within the town that welcome new members, and a fortnightly farmers market. The town is well provided for with educational establishments including Hythe Bay C of E Primary School, St Augustines Roman Catholic Primary School and Brockhill Performing Arts College. There are boys and girls Grammar schools in nearby Folkestone.

There are bus stops accessible by with local services to Folkestone, Ashford, Romney Marsh, etc. and Hythe is very conveniently located for easy access to the M20 (Junction 11 - 4 miles), Channel Tunnel Terminal (4 miles), the ferry port of Dover (13 miles) and Ashford International Passenger Station (14 miles). Sandling main line railway station, approximately 2½ miles away on the outskirts of Saltwood, offers regular commuter services to London and High Speed trains to London St Pancras are available from Folkestone and Ashford with journey times of under an hour.



The accommodation comprises:

ENTRANCE HALL

Timber effect flooring in a greyed oak finish, coved ceiling, staircase to 1st floor, staircase to lower ground floor, double glazed picture window to front fitted with folding plantation style shutters, radiator, doors to bedroom, cloakroom and utility room, double glazed picture windows to rear commanding far-reaching views over the golf course and of the sea, radiator concealed by decorative cover, pair of glazed double doors to:-

KITCHEN/BREAKFAST ROOM

A generous open plan space well fitted with a comprehensive range of contemporary base cupboards and drawer units incorporating integrated dishwasher, fridge with square edged polished quartz worktops inset with 1 & ½ bowl sink and drainer unit with mixer tap, five burner Neff gas hob with Neff extractor hood above, coordinating wall cupboards with concealed lighting beneath, Further bank of units incorporating pair of Neff ovens, Neff microwave oven and warming drawer with shelved larder cupboard to side, peninsula unit with breakfast bar, timber effect flooring in a greyed oak finish throughout, recessed lighting, double glazed window to rear commanding far-reaching views of the sea, double glazed door to:-

BALCONY

Well enclosed by wrought iron balustrade from where far-reaching views of the sea can be enjoyed, radiator.

BREAKFAST ROOM

Recessed lighting, radiator, Square opening to utility room, double glazed bi folding doors opening to:-

BALCONY

Well enclosed by wrought iron balustrade and from where magnificence sea views can be enjoyed.

UTILITY ROOM

Comprehensive range of base cupboards coordinating with those in the kitchen, square edged polished quartz worktops under mounted with 1 ½ bowl sink with grooved drainer to side and mixer tap, space for freestanding fridge freezer, full height shelved storage cupboard housing gas fired boiler, timber effect flooring in greyed oak finish, recessed lighting, coved ceiling, pair of double glazed windows to front fitted with folding Plantation style shutters, radiator, door to:-

INTEGRAL GARAGE

Electronically operated door to front, double glazed window to rear, plumbing for washing machine and provision for tumble dryer, power and light, access to loft space.

CLOAKROOM

Low-level WC, wall mounted wash basin, walls tongue and groove panelled to half "height, coved ceiling, obscured double glazed windows to front fitted with folding plantation style shutters, radiator.

BEDROOM

Pair of wall light points, coved ceiling, door to ensuite shower room, radiator, double glazed bi-folding doors opening to:-

ROOF TERRACE

Well enclosed by a low parapet wall topped by a wrought iron balustrade and from where magnificent sea views can be enjoyed.

EN SUITE SHOWER ROOM

Tiled shower enclosure fitted with thermostatically controlled shower, low-level WC, pedestal wash basin with mixer tap, tiled floor, walls tiled to half height, shaver point, coved ceiling, obscured double glazed window to front fitted with folding plantation style shutters, heated ladder rack towel rail.





LOWER GROUND FLOOR

LIVING SPACE

Engineered oak flooring throughout, coved ceiling, two sets of double glazed bi-folding doors opening to and uniting the space with the garden from where magnificent views of the sea can be enjoyed, further picture window enjoying the same views, three radiators concealed by decorative covers, glazed door to:-

GARDEN ROOM/STUDY

Engineered oak flooring throughout, divided by Central archway, pair of wall lights, coved ceiling, two sets of double glazed bi-folding doors opening to and uniting the space with the garden and from where magnificent sea views can be enjoyed, electric heater, door to:-

STORE ROOM

Engineered oak flooring, coved ceiling, power and light, radiator.

FIRST FLOOR LANDING

Coved ceiling, recessed lighting, access to loft space (fitted with loft ladder), built-in storage cupboards, built in heated linen cupboard housing with hot water cylinder, radiator concealed by decorative cover, door to:

BEDROOM

Coved ceiling, double glazed window to rear and enjoying glorious views of the sea, radiator, door to:-

EN SUITE BATHROOM

Panelled bath with mixer tap and handheld shower attachment, low-level WC, pedestal wash basin, tiled walls, shaver point, coved ceiling, double glazed window to front fitted with folding plantation style shutters, heated ladder rack towel rail.

BEDROOM

Built-in wardrobe cupboard, double glazed picture window to rear commanding magnificent views of the sea, radiator.

BEDROOM

Pair of wall light points, coved ceiling, double glazed window to rear enjoy magnificent views of the sea, radiator.

BATHROOM

Fitted with a contemporary suite comprising P ended bath fitted with mixer tap and handheld & rain head attachment and glazed shower screen, close coupled WC, wash basin with mixer tap and vanity cupboard below, tiled floor, tiled walls, shaver point, recessed lighting, double glazed window to front fitted with folding plantation style shutters, heated ladder wrack towel rail.

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OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low brick-built wall with a central gate giving access to a block paved pathway leading to the front door. This is flanked by areas of lawn backed by borders well stocked with a variety of shrubs and other plants including hydrangea, Hebe, roses and lavender. To the right-hand side of the garden is a generous double width resin bound gravel driveway providing off-road parking for a number of vehicles and access to the integral garage. To the side of this is an oak framed open carport. Side access can be gained to the:-

REAR GARDEN

Directly to the rear of the house and spanning the width of it is a generous terrace

paved in natural stone extending to the remaining garden which slopes gently away from the property and is laid extensively to lawn edged by sculpted borders which have been thoughtfully planted for year round interest with a variety of shrubs, herbaceous and other plants including rhododendron, mahonia, hydrangea, ferns, japonica fatsia, palms, and ornamental grasses amongst others. The garden as enclosed by close boarded timber panelled fencing.

COUNCIL TAX

Band G approx £3832.77 (2024/25)
Folkestone & Hythe District Council.

EPC Rating D

VIEWING

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

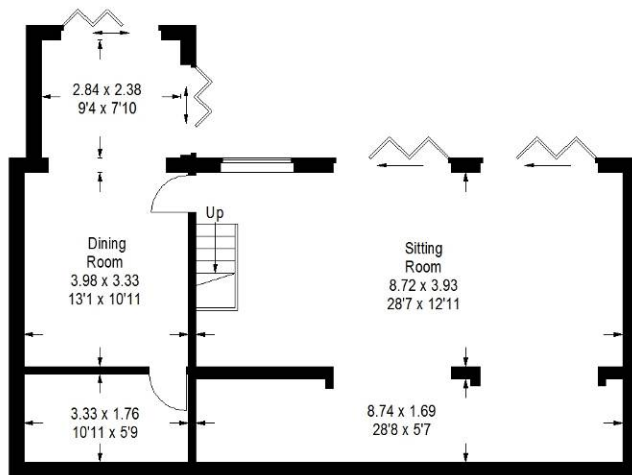
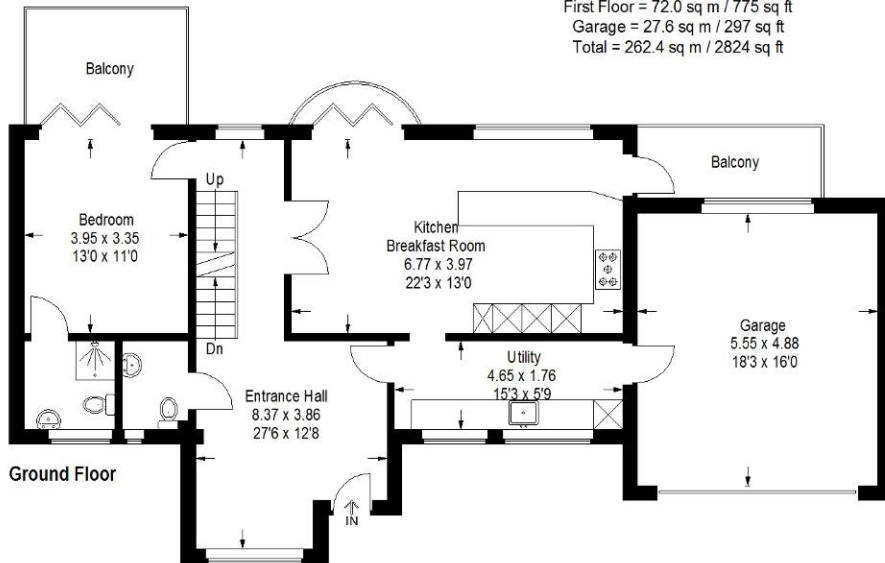






The Moorings, Hythe, CT21

Approximate Gross Internal Area
 Lower Ground Floor = 81.4 sq m / 876 sq ft
 Ground Floor = 81.4 sq m / 876 sq ft
 First Floor = 72.0 sq m / 775 sq ft
 Garage = 27.6 sq m / 297 sq ft
 Total = 262.4 sq m / 2824 sq ft



Reduced headroom below 1.5 m / 5'0"

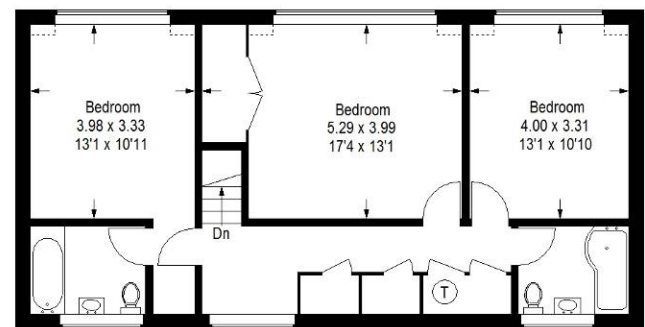


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