



49 High Street, Hythe, Kent CT21 5AD



HILLBURY CLIFF ROAD, HYTHE

£799,950 Freehold

Situated on one of Hythe's most exclusive locations, in an elevated position from where it commands a superb southerly vista with views of the sea, this unique 3 bedroom detached house offers immense scope to extend (STC&A) with the potential to create an exceptional property. There is also a detached annexe. EPC F



Hillbury

Cliff Road, Hythe CT21 5XH

Entrance Hall, Sitting Room, Kitchen/Dining Room, Sun Room, Cloakroom, Three Bedrooms, Bathroom

DESCRIPTION

Nestled into Hythe's picturesque hillside in an exclusive location from where it commands a magnificent southerly vista over Hythe, the golf course and of the sea, this unique property forms part of a group of four, two of which have been significantly extended to create exceptional contemporary homes of style and character well worthy of their particularly special setting. Hillbury offers the same potential to extend and adapt (subject to all necessary consents and approvals being obtained).

In its current form, Hillbury offers very comfortably proportioned and attractively presented accommodation virtually all of which enjoys the southerly views to the sea. This includes an entrance hall leading to the sitting room, well fitted kitchen/dining room beyond which is glass sun room from where the stunning views can be enjoyed. There is also a cloakroom. On the ground floor are three double bedrooms (the principal room with walk-in wardrobe) all with doors to a pretty sea facing veranda, and a bathroom.

In addition to the principal residence there is a beautifully appointed two storey annexe providing ancillary accommodation to Hillbury and currently operating as a successful Airbnb. There is a generous garden to the rear and ample parking to the front of the house.

SITUATION

Hilbury 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 4 supermarkets (including Waitrose, Sainsburys and Aldi), bustling and vibrant High Street with a range of independent shops, boutiques, cafes and restaurants, doctors' surgeries, dentists etc. The Royal Military Canal is close by, with pleasant towpath walks and cycle path. The attractive, unspoilt seafront and long pebbly beach is a level walk away. There are a wide variety of sporting and leisure facilities in the area, including the Hotel Imperial Leisure Centre and Spa, cricket, squash, bowls and lawn tennis clubs, 2 golf courses (Sene Valley being directly to the rear of the property), 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 served 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 close 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 (10 miles) and Ashford International Passenger Station (11 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

Entered via a timber and glazed door, double glazed window to side, cupboard housing Valiant gas fired boiler, double glazed window to front, access to loft space, stairs leading down to ground floor, doors to:-

SITTING ROOM

Polished timber floorboards, attractive cast-iron fireplace over a tiled hearth, wall light points, coved ceiling, double glazed window to side, double glazed window commanding far-reaching views of the sea, radiator.

KITCHEN/DINING ROOM

General space arranged in two define sections and with polished timber floorboards throughout,

Kitchen area

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated dishwasher, electric oven and deep pan drawers, marble effect worktops inset with 1 ½ bowl sink and drainer unit with mixer tap and four burner gas hob which sits on the peninsula unit which creates the divide between the kitchen and dining areas, tiled splashback's, coordinating wall cupboards with concealed lighting beneath, double glazed window to front, panelled and glazed door to side porch, open plan to:-

Dining room

Walls tongue and groove panelled to half height, coved ceiling, radiator, double glazed double doors opening to and looking through the sunroom from where glorious views of the sea can be enjoyed.

SUNROOM

Of timber framed and double glazed construction set beneath a vaulted ceiling which is in part double glazed, the remainder being tongue and groove panels in a herringbone design, timber flooring.

SIDE PORCH

Of timber framed construction beneath a glazed roof with windows to the side and doors to front and rear giving access to the garden.

CLOAKROOM

Low-level WC, wall hung wash basin with tiled splashback, double glazed window to front.

GROUND FLOOR HALLWAY

Built-in cupboard with provision for washing machine, radiator, doors to:-

BEDROOM

Polished timber floorboards, door giving access to walk-in wardrobe fitted with shelving, flights of drawers and hanging rails, recess fitted with bookshelves with decorative panel concealing the radiator below, double glazed window to side, double glazed Casement doors opening to the covered veranda and rear garden from where glorious views of the sea can be enjoyed.

BEDROOM

Timber effect flooring, built-in wardrobe, double glazed casement doors opening to the covered Veranda from where glorious views of the sea can be enjoyed, radiator.

BEDROOM

Built-in wardrobe cupboard, double glazed casement doors opening to the covered veranda from where glorious views of the sea can be enjoyed, radiator.

BATHROOM

Panelled bath with mixer tap and separate handheld thermostatically controlled shower and glazed shower screen, wall hung wash basin with mixer tap and vanity drawers below, close coupled WC, tiled floor, tiled walls, obscure double glazed window to side, heated ladder rack towel rail.



OUTSIDE

Front garden

Hillbury is approached via a private driveway providing off-road parking for a number of vehicles backed by a sloping lawn with a mature laurel hedge at the top. Access beneath a brick archway and a flight of steps leads down to the main entrance to the property.

Rear garden

The garden to the rear of the property incorporates a delightful covered veranda accessed from the bedrooms and set beneath a pitched lead work roof with glazed panels. Steps lead down to a further shingle terrace from where a decked bridge leads to the remainder of the garden which is laid extensively to lawn, enclosed by hedging and mature trees and shrubs.

SEA VIEW STUDIO (ANNEX)

The accommodation comprises:

BED/SITTING ROOM

A generous space set beneath a vaulted ceiling with double glazed Velux rooflights, polished timber floorboards, tongue and groove panelled walls, entered via a timber panelled and glazed door, double glazed windows to side and rear commanding far-reaching views over the golf course and of Hythe, double glazed sliding door opening to covered balcony from where glorious views of the sea you can be enjoyed, square archway leading to stripped pine spiral staircase encompassed by a double glazed curving window and leading down to:-

KITCHEN/BREAKFAST ROOM

Fitted with a range of base cupboards and drawer units incorporating recess for freestanding fridge, marble effect worktops inset with 1 ½ bowl stainless steel sink and drainer unit with mixer tap, coloured glass splashback's, coordinating wall cupboard, timber breakfast bar, wall light points, extractor fan, double glazed window to side, double glazed door to garden, door to:-

SHOWER ROOM

Twin sized shower enclosure fitted with a thermostatically controlled shower, close coupled WC, wall hung wash basin with mixer tap and mirrored wall cabinet above, wall light point, extractor fan, electric heater.

OUTSIDE

Courtyard garden

Block paved terrace providing a pleasant seating area from where a gate returns to the front of the property and block paved steps lead down between tiered level areas topped in shingle for ease of maintenance to a door giving access to the side porch of the main property.

EPC Rating Band F

COUNCIL TAX

Band E approx. £2561.68 (2022/23)
Folkestone & Hythe District Council.

VIEWING

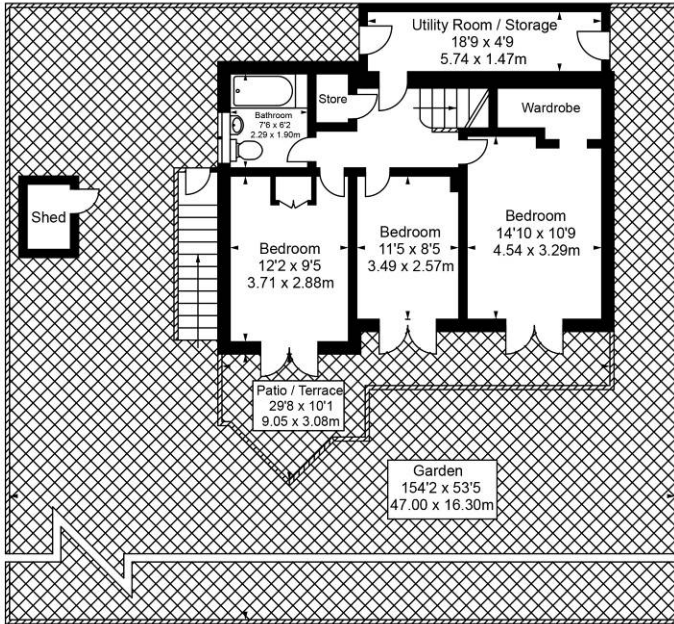
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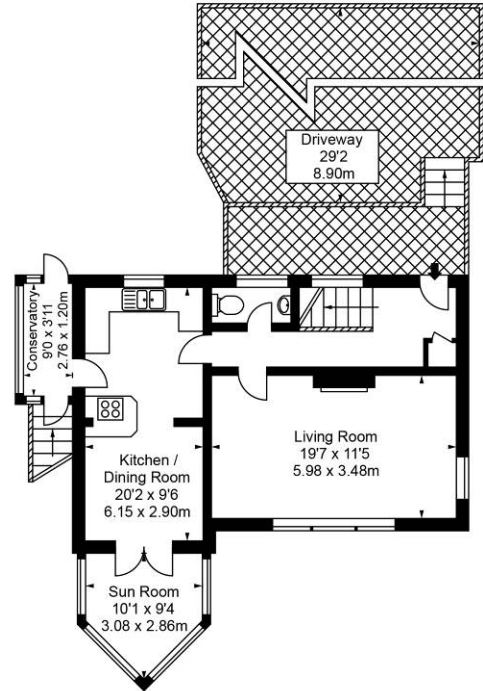


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Approximate Gross Internal Area :-
 Ground Floor :- 64.91 sq m / 699 sq ft
 First Floor :- 64.71 sq m / 697 sq ft
 Total :- 129.62 sq m / 1396 sq ft



Ground Floor

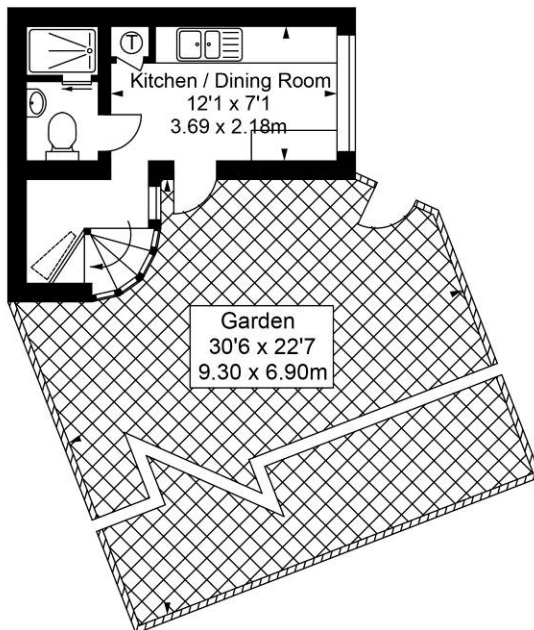


First Floor

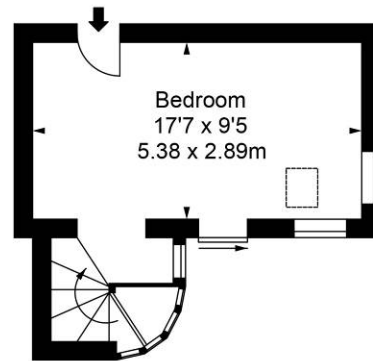
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 floor plan by: www.creativeplanettk.com

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Approximate Gross Internal Area :-
 Annex Ground Floor :- 15.20 sq m / 164 sq ft
 Annex First Floor :- 19.57 sq m / 211 sq ft
 Total :- 34.77 sq m / 374 sq ft



Studio / Annex Ground Floor



Studio / Annex First Floor

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