



49 High Street, Hythe, Kent CT21 5AD



<b>ARCH</b> ARCH EDEC TUBE		Proposed Residential Development at Tirrenia, Cliff Road, Hythe, Kent, CT21 5AD, for M. Waseem Perspective View Date: April 2022 Scale: 3D Project: PRELIMINARY Drawing: 21/1443 - 19
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## TIRRENIA CLIFF ROAD, HYTHE

Situated in one of Hythe's most exclusive locations, this 3 bedroom detached house is being sold with the benefit of planning approval for demolition and the erection of a stunning contemporary 5 bedroom house, designed to capture the glorious views over Hythe and of the sea. App. No. 22/1440/FH EPC D

**£775,000 Freehold**  
**NO ONWARD CHAIN**



# **Tirrenia**

## **Cliff Road, Hythe CT21 5XH**

### **Entrance Porch, Kitchen, Dining room, Sitting Room, Cloakroom Shower Room, Three Bedrooms, Store Room, Gardens, Garage & Parking**

#### **DESCRIPTION**

Situated in one of Hythe's most exclusive and coveted locations, this three bedroom detached upside down house occupies a generous plot on the south side of the road and is being sold with the benefit of planning approval for its demolition and replacement with a contemporary three storey dwelling plans approved under application number 22/1440/FH. The replacement dwelling has been designed to maximise the site ensuring that the splendid views over Hythe, of the sea and the entire sweep of the bay to Dungeness in the distance can be enjoyed from all of the principal rooms.

The accommodation, which totals circa 3200 square feet has been configured to incorporate a spectacular open plan kitchen/living/dining space which is designed to compliment a modern lifestyle, a gym, games room, utility room and five bedrooms, each with en-suite facilities, the principal suite also with a dressing area. In addition there are terraces at all levels, garaging and parking for a number of vehicles.

The existing dwelling could of course be refurbished to provide a very comfortable home currently incorporating two reception rooms, three bedrooms and a garage.

#### **SITUATION**

Tirrenia 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 PORCH**

Entered via a timber panelled and glazed door, high-level double glazed windows to two sides, concertina door to:-

### **KITCHEN**

Fitted with a range of base cupboards and drawer units, worksurface inset with sink and drainer unit with mixer tap, space for fridge freezer and freestanding cooker, tiled splashbacks, coordinating wall cupboards, double glazed window to front, access to built-in larder cupboards, radiator, door to inner hall, open through to:-

### **DINING ROOM**

Double glazed windows to rear and side enjoying views of the sea and around the bay to Dungeness, coved ceiling, radiator, open through to:-

### **SITTING ROOM**

Tiled fireplace surround double glazed window to side and double glazed window to rear with double glazed casement door giving access to the:-

### **BALCONY**

Well enclosed by wrought iron balustrade and enjoying views over Hythe, towards the sea and around the bay to Dungeness.

### **INNER HALL**

Staircase to lower ground floor with double glazed window over, access to cupboard housing Worcester gas boiler, pair of double glazed windows to side, door to side, access to loft space, radiator.

### **CLOAKROOM**

Close coupled WC, wash basin, obscure double glazed window to rear.

### **LOWER GROUND FLOOR LANDING**

Door to rear storage room, access to large storage cupboard, door to:-

### **BEDROOM 1**

Double glazed window to rear and side, built-in wardrobe cupboards and further under stairs storage cupboard.

### **BEDROOM 2**

Double glazed window overlooking the rear garden.

### **BEDROOM 3**

Double glazed window overlooking the rear garden, radiator.

### **SHOWER ROOM**

Tiled shower enclosure with electric shower, pedestal wash basin with vanity cupboard below, heated towel rail, window to side.

### **STOREROOM/WORKSHOP**

Doors to either side, power and light.

### **DETACHED GARAGE**

Up and over door to front.

### **OUTSIDE**

The sloping garden to the front is lawned with a driveway leading to a flight of steps between mature shrubs to the front door.

The rear garden is somewhat overgrown but we believe it to be tiered and enjoying a southerly aspect.

### **EPC Rating D**

### **COUNCIL TAX**

Band E approx. £2685.26 (2023/24)  
Folkestone & Hythe District Council.

### **VIEWING**

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



Proposed Rear Elevation  
1:50



Proposed Front Elevation  
1:50

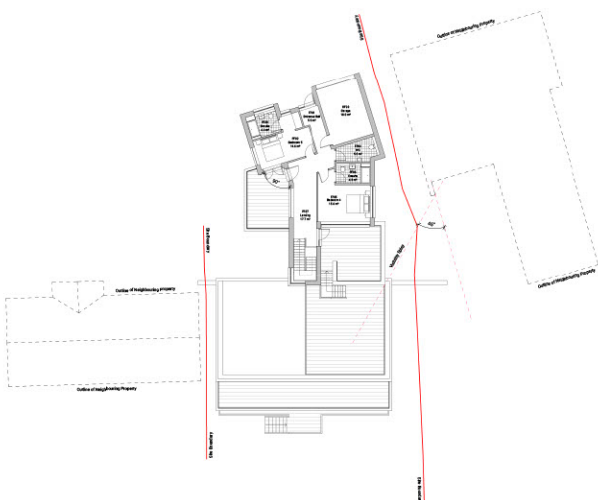

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Project: Proposed Residential Development at  
 Tiverton, Cliff Road,  
 Hythe, Kent,  
 CT21 5SL,  
 for M. Nassari

Description:  
 Proposed Front and Rear Elevations

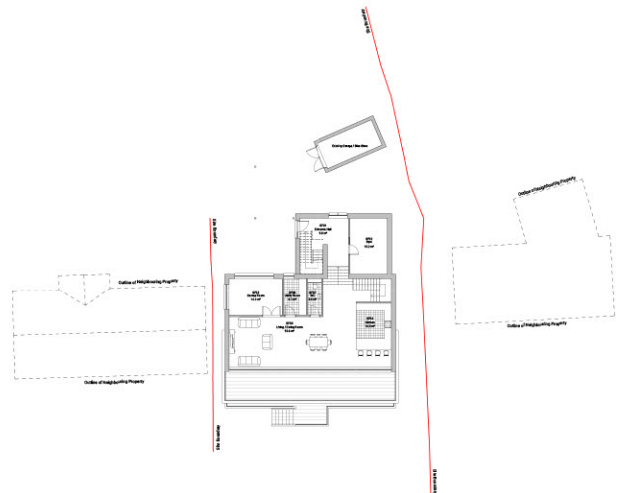
Scale: 1:50	Date: April 2022
Author: AH	Checker: JD
<b>PRELIMINARY</b>	
Project No: 21/1143 - 18	Rev: 01

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Proposed Rear Plan  
1:50

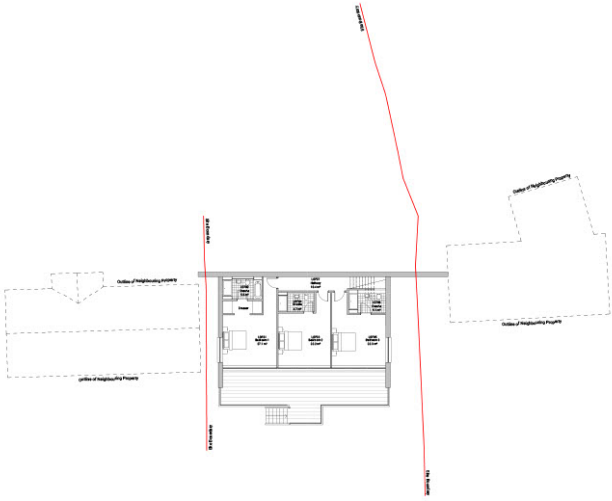
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Proposed Front Plan  
1:50

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Large Wooded Area  
10' 0"

Project Information		Date: 08/20/20		
Project Name: [Redacted]		Scale: 1/8" = 1'-0"		
Client: [Redacted]		Phase: PRELIMINARY		
Architect: [Redacted]		Sheet: [Redacted]		
Site: [Redacted]		Date: 08/20/20		
Scale: 1/8" = 1'-0"		Phase: PRELIMINARY		
Sheet: [Redacted]		Date: 08/20/20		







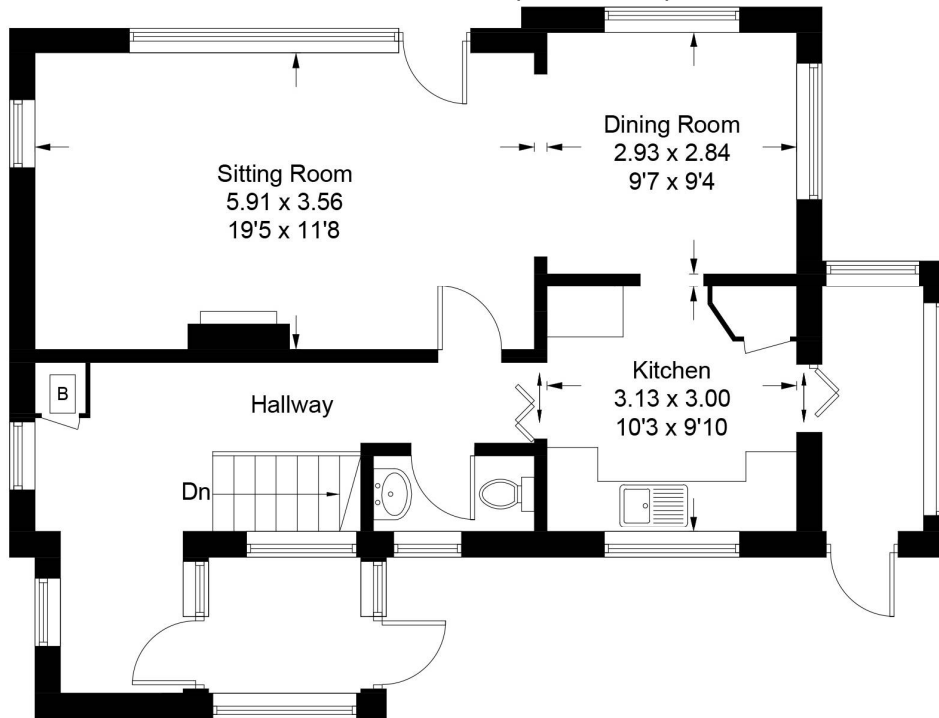


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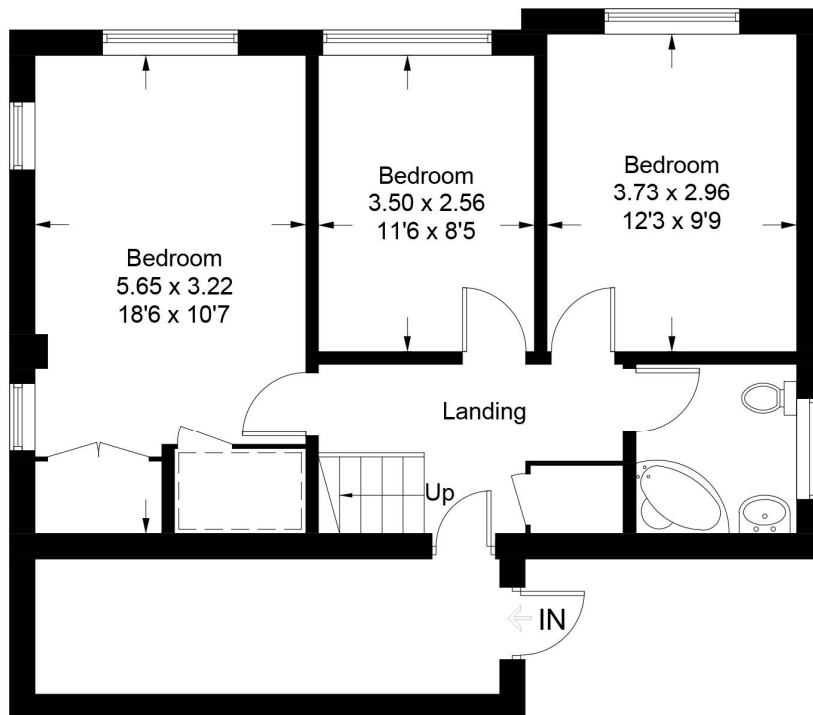


# Tirrenia, Hythe, CT21

Approximate Gross Internal Area  
Ground Floor = 62.1 sq m / 668 sq ft  
First Floor = 63.1 sq m / 679 sq ft  
Total = 125.2 sq m / 1347 sq ft



**First Floor**



**Ground Floor**

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