



Amari, Cliff Road, Hythe, Kent

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BNP PARIBAS GROUP 

Amari

9 Cliff Road, Hythe, Kent CT21 5XE

A generous modern family home with bright, attractive accommodation and glorious sea vistas

Hythe seafront 0.9 mile, M20 (Junction 11A) 1.5 miles, Eurotunnel 2 miles, Sandling station 2.4 miles, Folkestone West (London St Pancras from 53 minutes) 3.5 miles, Canterbury 19 miles

Porch | Reception hall | Drawing room | Sitting room | Dining room | Kitchen | Utility | Principal bedroom with en suite shower room | 5 Further bedrooms (1 en suite) | Family bathroom | Shower room | Double garage | Garden | EPC C

The property

Upon entering the spacious reception hall, one is immediately aware of the bright, light and airy feel that the property offers, with its refreshing, open ambience. Your attention is drawn to the fine sea views to the rear, creating a sense of calm. The rooms to the back of the house benefit from a stunning outlook towards the sea and surrounding landscape.

The substantial drawing room, with two sets of glazed sliding doors, and the adjoining dining room (also with sliding doors), provide a seamless connection to the rear terrace.

The kitchen is fitted with sleek, white floor and wall cabinetry, topped with stone work surfaces, with a complementary tiled floor. A useful utility room is adjacent. A separate sitting room and a neatly tucked away modern shower room complete the ground floor layout.

The roomy first floor landing gives access to six double bedrooms and a well-appointed modern family bathroom with bath tub and shower. The principal bedroom offers a tranquil retreat with

a wall of fitted wardrobes and a luxurious en suite shower room. Bedroom 2 also benefits from an en suite shower room.

Outside

A length of wall with decorative railing fronts the road, with wrought-iron gates opening onto a paved driveway which provides parking and leads to the double garage.

The front garden is laid to lawn and is framed by shrubs. A path to the side follows a series of steps down to a side gate, offering a route to the rear garden with spectacular views out towards the sea and a fascinating vantage point over Romney Marsh.

A decked platform with southerly aspect spans the back of the house offering opportunities for outdoor dining and relaxation, with a lawned area for summer activities and enjoyment.

Location

The thriving Cinque Port town of Hythe offers a comprehensive range of facilities, including Waitrose and Sainsbury's supermarkets, Boots and a wide range of independent shops and restaurants, together with an array of leisure pursuits including sailing, wind-surfing, tennis, squash, cricket, football, a skateboard park and a swimming pool. The Royal Military Canal (originally a Napoleonic defence), an award-winning haven for wildlife and featuring cycle paths, footpaths and bridleways is just a short distance away, as is the prestigious Marine Parade beachfront.

Folkestone and Ashford provide further amenities, whilst the city of Canterbury has excellent shopping and cultural services and many well-regarded schools. The M20 provides convenient road links, with Folkestone and Ashford International offering High-Speed rail services to London St Pancras. The area has good access to the Continent via the Port of Dover and the Eurotunnel.





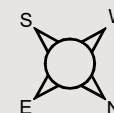
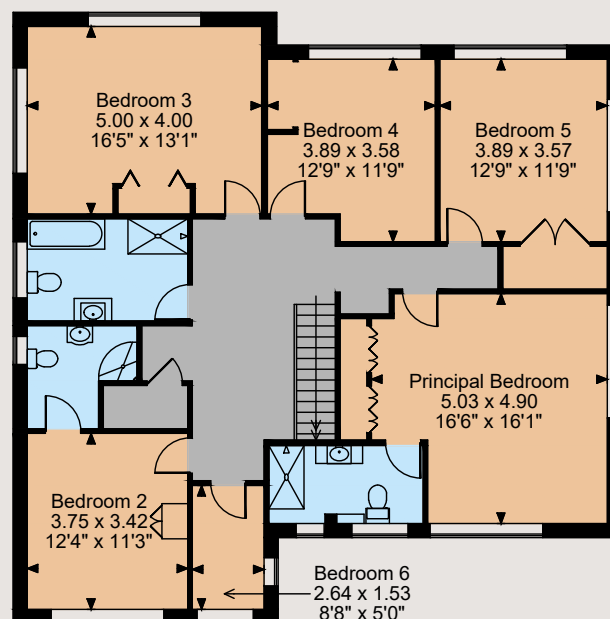
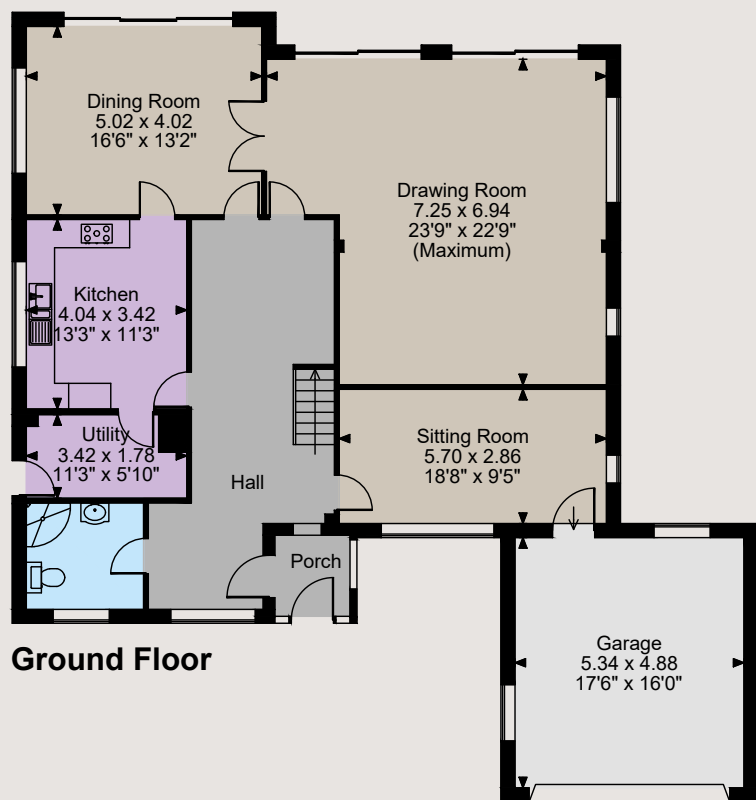








Amari 9 Cliff Road, Hythe
Main House internal area 2,937 sq ft (273 sq m)
Garage internal area 280 sq ft (26 sq m)
Total internal area 3,217 sq ft (299 sq m)
For identification purposes only.



Directions

From M20 (Junction 11): Exit and follow the signs into Hythe town centre. Continue through the town towards Folkestone. Shortly after the Waitrose supermarket and at the roundabout turn left into Blackhouse Hill. Continue up the hill for about 0.75 of a mile and turn right into Cliff Road. The property will be found on the right.

What 3 Words location: [///flamenco.juror.hogs](https://www.what3words.com/#!/flamenco.juror.hogs)

General

Local Authority: Folkestone & Hythe District Council

Services: All mains services; gas heating

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,100,000

The position & size of doors, windows, appliances and other features are approximate only.

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Canterbury

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