Outlook

Cliff Road, Hythe, Kent

STRUTT & PARKER

BNP PARIBAS GROUP

Waterside

An exciting opportunity to build a substantial new home by the sea with spectacular sea views.

Building plot with approved planning consent for over 4,500 sq ft of accommodation, including five bedrooms and quadruple garage.

- 1 RECEPTION ROOM
- 5 BEDROOMS
- 5 BATHROOMS
- QUADRUPLE GARAGE
- GARDEN
- FREEHOLD
- COASTAL
- 4,742 SQ FT
- GUIDE PRICE £750,000

CGI

The property

Beautifully situated on a genteel, leafy residential road, Outlook's building plot is nestled next to woodland with the Sene Valley Golf Club behind and dramatic sea views ahead. Planning consent has been granted to demolish the existing dwelling and garage and replace them with a substantial three storey house with driveway and quadruple garage. Details of the planning consent can be found on Folkestone & Hythe District Council's planning portal under reference: 22/2131/FH.

Designed by award winning architect Guy Hollaway, the proposed build has an ICF (Insulated Concrete Form) construction for a more efficient and reliable build, which also adds superb eco merit. All the principal rooms have been laid out to take advantage of the southerly aspect towards the sea.

The front door opens to an entrance hall from where one will be immediately aware of the impressive views to the coast. Sliding doors from here lead into the extensive 43 ft open plan kitchen/living/dining area, which sits on the second floor. Two further sets of doors open to a wide terrace to take in the view and sea air. At this level there is also a useful utility/larder, a cloakroom and a lobby with door to the garaging.

Stairs from the entrance hall descend to the first floor featuring the principal suite with a walk-in wardrobe and en suite; there are two further en suite bedrooms. All three have sea views and access to the terrace.

A further staircase leads to the ground floor where there are two en suite guest bedrooms, a secondary kitchen/laundry room and a plant room.

Outside

The driveway is approached from Cliff Road and provides ample parking space and access to the quadruple garage.

Steps lead to the ground floor terrace and garden, offering a sheltered, private space to bask in the sun and relax. The lower, lawned area of the garden is also accessed by steps.

CGI

Location

The thriving Cinque Port town of Hythe offers a comprehensive range of facilities, including Waitrose and Sainsbury's supermarkets, and a wide range of independent shops and restaurants, together with an array of leisure pursuits including sailing, windsurfing, 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.

Distances

- M20 (Junction 11A) 2 miles
- Hythe town centre 2 miles
- Eurotunnel 3 miles
- Folkestone 3.2 miles
- Port of Dover 11.3 miles
- Ashford 13.8 miles
- Canterbury 19 miles

Nearby Stations

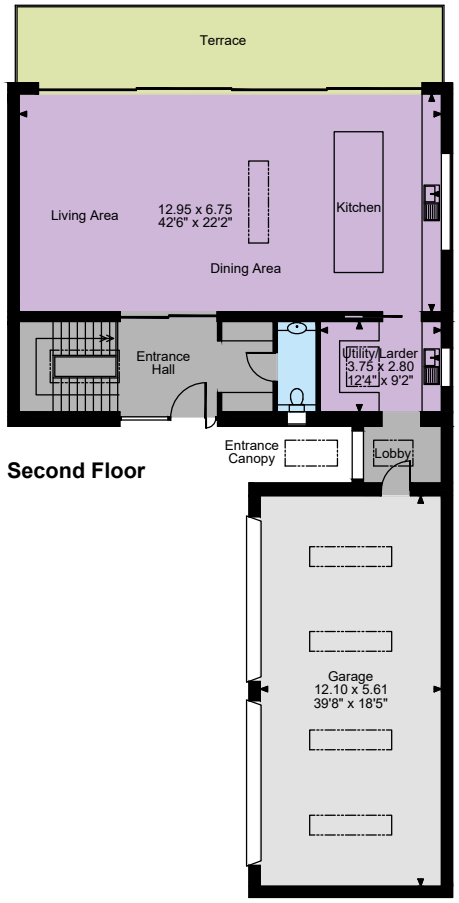
- Sandling Station 2.8 miles
- Folkestone West (London St Pancras from 53 minutes) 3.2 miles
- Ashford International (London St Pancras from 36 minutes) 14 miles

Key Locations

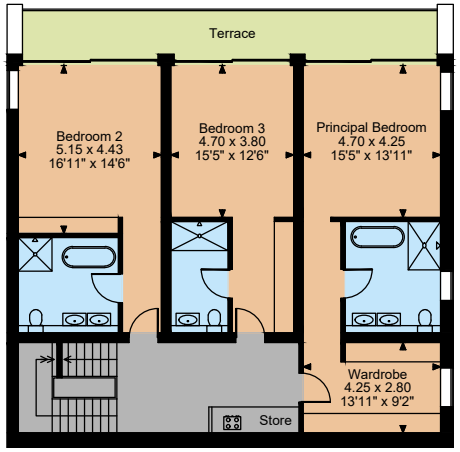
- Kent Downs National Landscape
- Hythe seafront
- Sene Valley Golf Club
- Royal Military Canal
- Westenhanger Castle
- Brockhill Country Park
- Port Lympne Reserve
- Dover Castle
- Canterbury Cathedral

Nearby Schools

- Seabrook CofE Primary
- Folkestone St Martin's CofE Primary
- Cheriton Primary
- Saltwood CofE Primary
- Folkestone School for Girls
- The Harvey Grammar School
- Folkestone Academy



Second Floor



First Floor

Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8642028/SS

Floorplans

Main House internal area 4,742 sq ft (441 sq m)
Garage internal area 731 sq ft (68 sq m)
Terrace external area = 520 sq ft (48 sq m)
Total internal area 5,473 sq ft (508 sq m)
For identification purposes only.

Directions

CT21 5XJ
what3words: ///truffles.mulled.acrobatic

General

Local Authority: Folkestone & Hythe District Council
Services: All mains services available at site
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/
Council Tax: Not yet available
EPC Rating: Not yet available
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
Agent's Note: The photographs on pages 1 and 2 of this brochure are CGIs showing what the proposed property will look like once building works have been completed.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2025. Particulars revised July 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Canterbury
2 St Margaret's Street, Canterbury, Kent CT1 2SL
01227 473700
canterbury@struttandparker.com
struttandparker.com

MIX
Paper | Supporting responsible forestry
FSC™ C209466
www.fsc.org
@struttandparker
Over 50 offices across England and Scotland, including Prime Central London
For the finer things in property.
STRUTT & PARKER
BNP PARIBAS GROUP