



49 High Street, Hythe, Kent CT21 5AD



**LEONARD HOUSE
CLIFF ROAD, HYTHE**

£695,000 Freehold

This stunning newly constructed detached house enjoys views of the sea and offers very comfortable accommodation which is finished to a high standard and has been designed to compliment a modern lifestyle. Open plan kitchen/dining/living space, 3 double bedrooms, bath and shower rooms. Garden, parking. EPC B



Leonard House

Cliff Road, Hythe CT21 5XW

**Entrance Hall, Kitchen, Open Plan Dining/Living Space, Shower Room,
Three Bedrooms (Principal with Balcony), Bathroom
Garden, Off-Road Parking**

DESCRIPTION

This stunning newly constructed detached house is situated in a much sought after location from where it enjoys views of the sea. The property has been completed to a high specification with meticulous attention having been paid to every aspect of the build. The result is exceptional with a contemporary home offering comfortably proportioned accommodation which has been designed to compliment a modern lifestyle. The building has been constructed with an emphasis on delivering high energy efficiency with copious amounts of insulation and triple glazing throughout. It is also being sold with the benefit of a 10 year build zone warranty.

The accommodation comprises a welcoming entrance hall with engineered oak flooring with underfloor heating which extends throughout the ground floor, a beautiful open plan kitchen/dining/living space, the kitchen area with a sleek modern finish and incorporating integrated appliances, the living space with two sets of bi-folding doors opening to and uniting the space with the garden beyond. There is also a contemporary shower room on the ground floor. The first floor incorporates three double bedrooms, the principal room opening onto a south facing balcony from where views of the sea can be enjoyed. There is also a smartly appointed bathroom.

Outside, to the front of the house there is a block paved driveway providing parking and equipped with two electric vehicle charging points. To the rear is a manageable garden comprising an expanse of lawn, generous terrace paved in natural stone and a decked terrace.

SITUATION

Leonard House is situated in a highly regarded location on the hillside within reasonable walking distance (around 1.25 miles) from the town centre with its 4 supermarkets (including Waitrose and Sainsburys), 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 effect composite and double glazed door, engineered oak flooring with underfloor heating, staircase to first floor with glazed balustrade, access to understairs storage cupboard with plumbing for washer/dryer, access to the electrics and underfloor heating manifolds, door to shower room, door to:-

KITCHEN

Well fitted with a comprehensive range of base cupboards and deep pan drawers in a contemporary matt finish and incorporating an integrated wine fridge and Neff dishwasher, square edged quartz worktops inset with Neff induction hob and under mounted 1 & 1/2 bowl stainless steel sink with Quooker instant hot water tap, coordinating wall cupboards with concealed lighting beneath, further bank of units incorporating full height Neff fridge and freezer and integrated Neff oven and combination microwave oven, recessed lighting, double glazed window to rear enjoying views to the sea, engineered oak flooring with underfloor heating which continues into the:-

OPEN PLAN DINING/LIVING SPACE

Two sets of triple glazed bi-folding doors opening to and overlooking the garden, triple glazed window to rear enjoying views of the sea, triple glazed window to front.

SHOWER ROOM

Well fitted with a contemporary suite comprising shower enclosure with thermostatically controlled rainhead shower and separate handheld attachment, low level WC with concealed cistern, worktop incorporating preformed wash basin with mixer tap and vanity cupboards below, mirrored and illuminated wall cabinet, recessed lighting, extractor fan, obscure triple glazed window to front, wall mounted heated towel rail.

FIRST FLOOR LANDING

Engineered oak flooring, recessed lighting, access to loft space, radiator, doors to:-

BEDROOM

Engineered flooring, recessed lighting, radiator, triple glazed windows and casement door opening to:

BALCONY

Composite decked and enclosed by glass balustrade with opaque glass privacy panels to the side, the perfect advantage point from which to enjoy the far reaching views of the sea.

BEDROOM

Engineered oak flooring, recessed lighting, triple glazed floor to ceiling window to rear overlooking the garden and with far reaching view, radiator.

BEDROOM

Engineered oak flooring, recessed lighting, triple glazed floor to ceiling window to rear overlooking the garden and with far reaching view, radiator.

BATHROOM

Well fitted with a contemporary suite comprising twin ended panelled bath fitted with mixer tap and handheld shower attachment, walk-in shower enclosure fitted with thermostatically controlled rainhead shower and hand held attachment, low level WC with concealed cistern, worktop with preformed sink with mixer tap and vanity cupboards below, wall mounted heated towel rail, cupboard housing Worcester gas fired boiler.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is occupied by a generous block paved driveway providing off-road parking and from here gates to either side of the property provide access to the:-



REAR GARDEN

The garden to the rear of the property is well enclosed by timber panelled fencing. Directly to the rear of the house is a generous terrace paved in natural stone and extending to the remainder of the garden which is laid to lawn and incorporates a generous decked terrace providing a superb environment for alfresco dining and entertaining.

EPC Rating B

COUNCIL TAX

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

VIEWING

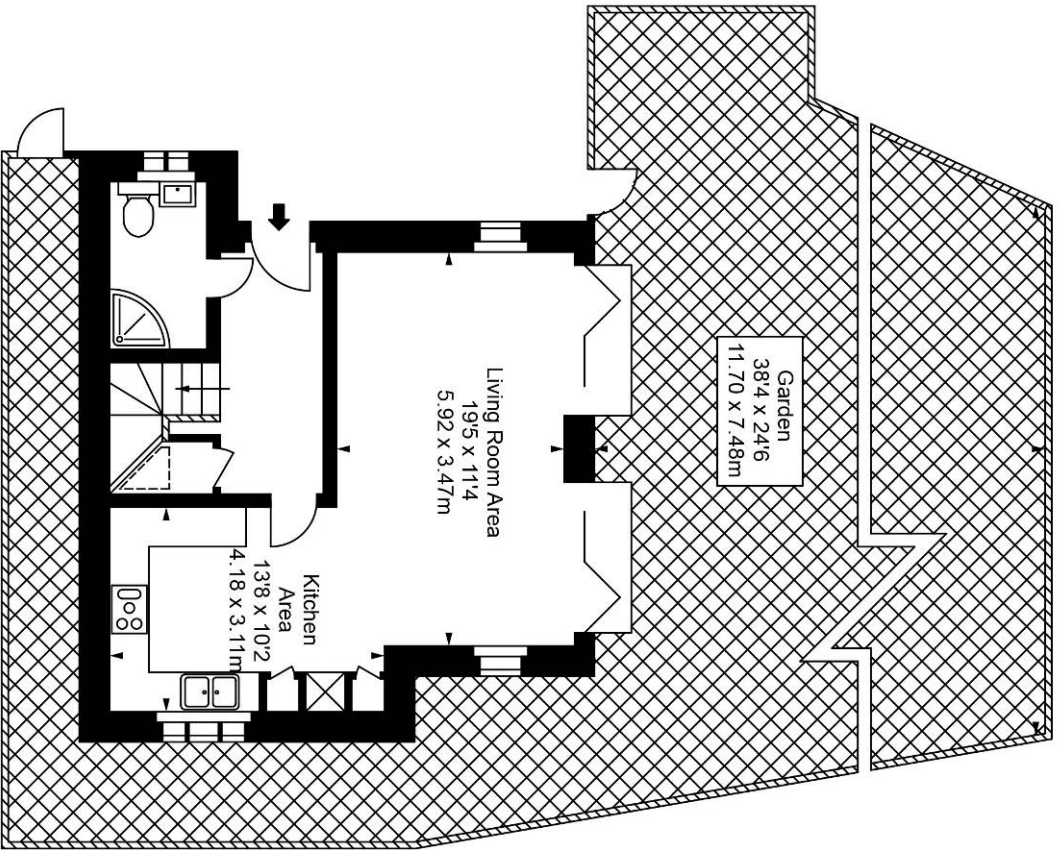
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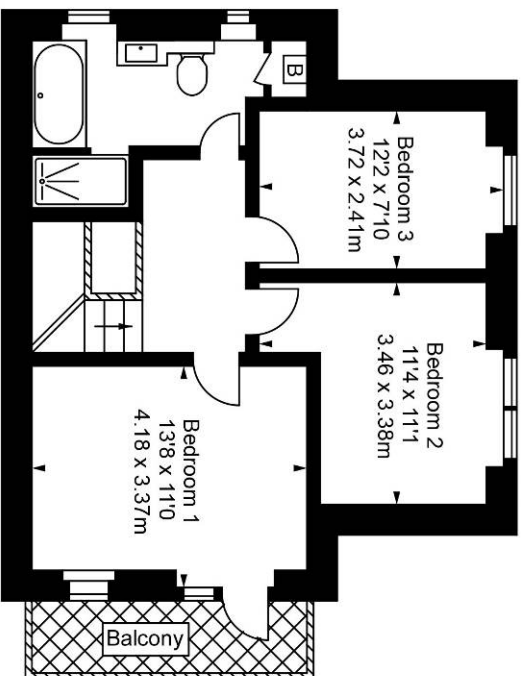
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Leonard House, Cliff Road, Seabrook



Ground Floor



First Floor

Approximate Gross Internal Area :-
 Ground Floor :- 48.36 sq m / 521 sq ft
 First Floor :- 51.46 sq m / 554 sq ft
 Total :- 99.82 sq m / 1075 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
 floor plan by: www.creativeplanetk.com