



49 High Street, Hythe, Kent CT21 5AD



7 CYPRESS CLOSE ST MARYS BAY

£320,000 Freehold

Situated in a sought after location, close to the long stretches of unspoilt beaches, this impressive newly built house offers impeccably presented accommodation which compliments a modern lifestyle. Open plan kitchen/dining/living space, 2 double bedrooms (1 en-suite), bathroom. Parking, south facing garden. EPC B.



7 Cypress Close

St Marys Bay, Romney Marsh TN29 0AP

**Entrance Hall, Open Plan Kitchen/Dining/Living Space, Cloakroom,
Two Double Bedrooms (One With En-Suite Shower Room), Bathroom,
Parking, South Facing Garden**

DESCRIPTION

This attractive newly constructed end of terrace house, situated in a much sought location, has been finished to high standard throughout. The property offers impeccably presented accommodation, of particularly comfortable proportions, which has been designed to complement a modern lifestyle. This comprises a generous entrance hall leading to the ground floor cloakroom and the spacious open living/dining space which is flooded with light, opens onto the garden and is open plan to the beautifully fitted kitchen with integrated appliances. On the first floor there are two double bedrooms, the principal room with a Juliet balcony and sleek, contemporary en-suite shower room. There is an equally smart bathroom.

To the front of the property there is a driveway providing off-road parking for two vehicles. To the rear is a pretty south facing garden which has been designed for ease of maintenance and provides the perfect environment for alfresco dining and entertaining. The property also benefits from the remainder of a 10 year benefit warranty.

SITUATION

Cypress Close is a particularly sought after location, close to the beach with its long promenade and with the benefit of the local facilities of St Mary s Bay which include a Post office/newsagent, a general store and public house. The Hythe and Dymchurch railway is also within walking distance of the property. The popular seaside village of Dymchurch, just over a mile walk away, enjoys a variety of amenities including primary school, doctor s surgery, various local shops, village hall, cafes, public houses, a Tesco Express and of course, the children s funfair. There are many lovely country walks and rides in the surrounding picturesque Marsh countryside and along the sea wall which also stretches for miles. There is a bus stop nearby with regular services for the larger towns of Hythe and New Romney.

Nearby New Romney (approximately 3 miles distant) has a greater variety of shopping facilities including a Sainsburys. Hythe, with its 4 supermarkets (including Waitrose), range of independent shops and restaurants, doctors surgeries etc is approximately 6.4 miles distant. There is a wide variety of sporting and leisure facilities in the area including the Hotel Imperial Leisure Centre and golf course, sailing, cricket and lawn tennis clubs. There is a monthly farmers market in Hythe and various clubs and societies that welcome new members.

The M20 (Junction 11) and the Channel Tunnel Terminal at Cheriton and are both only about 6 and 7 miles respectively, providing relatively easy access to both the Continent and London.
(NB. All distances are approximate.)



The accommodation comprises:

ENTRANCE HALL

Entered via a composite door with double glazed full height window to side, staircase to 1st floor, access to understairs storage cupboard, radiator, Karndean timber effect flooring door to sitting room, door to:-

CLOAKROOM

Low level WC with concealed cistern, wall hung wash basin with mixer tap and vanity cupboard below, heated ladder rack towel rail, mirror fitted into recess, extractor fan, Karndean timber effect flooring.

OPEN PLAN KITCHEN/DINING/LIVING SPACE

With Karndean timber effect flooring throughout.

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated dishwasher, Bosch oven, fridge, freezer and washing machine, square edged wood effect worksurface with 1 ½ bowl stainless steel sink and drainer unit with mixer tap and cold water filter tap, Bosch induction hob with Bosch extractor hood above, tiled splashbacks, coordinating wall cupboards (one housing the Valiant gas boiler) double glazed window to front.

LIVING/DINING AREA

Double glazed casement doors with double glazed windows to either side looking through to and giving access to the garden beyond, radiators.

FIRST FLOOR LANDING

Access to loft space, access to storage cupboard, access to airing cupboard.

BEDROOM 1

Full height double glazed window and door to Juliet balcony, radiator, door to:-

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled rainhead shower and separate handheld attachment, wall hung wash basin with vanity cupboard below, low level WC with concealed cistern, heated ladder rack towel rail, recessed lighting, extractor fan.

BATHROOM

Panelled bath with thermostatically controlled rainhead shower over and separate handheld attachment, glazed shower screen, wall hung wash basin with vanity drawers below, mirror fitted into alcove, shaver point, heated ladder rack towel rail, extractor fan.

BEDROOM 2

Full height double glazed windows to front enjoying views to the side over open countryside, radiator.

OUTSIDE

REAR GARDEN

Directly to the rear of the property is a paved terrace providing the ideal environment in which to relax and dine alfresco, the remainder of the garden is topped in artificial grass for ease of maintenance and well enclosed by close boarded timber panelled fencing, with a paved pathway to the side leading to the far end of the garden. Timber framed shed, gate to rear.

FRONT GARDEN

To the front of garden is a block paved driveway providing parking for two vehicles, the remainder of the garden has been topped in artificial grass.

EPC Rating B

COUNCIL TAX

Band C approx. £2024.81 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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



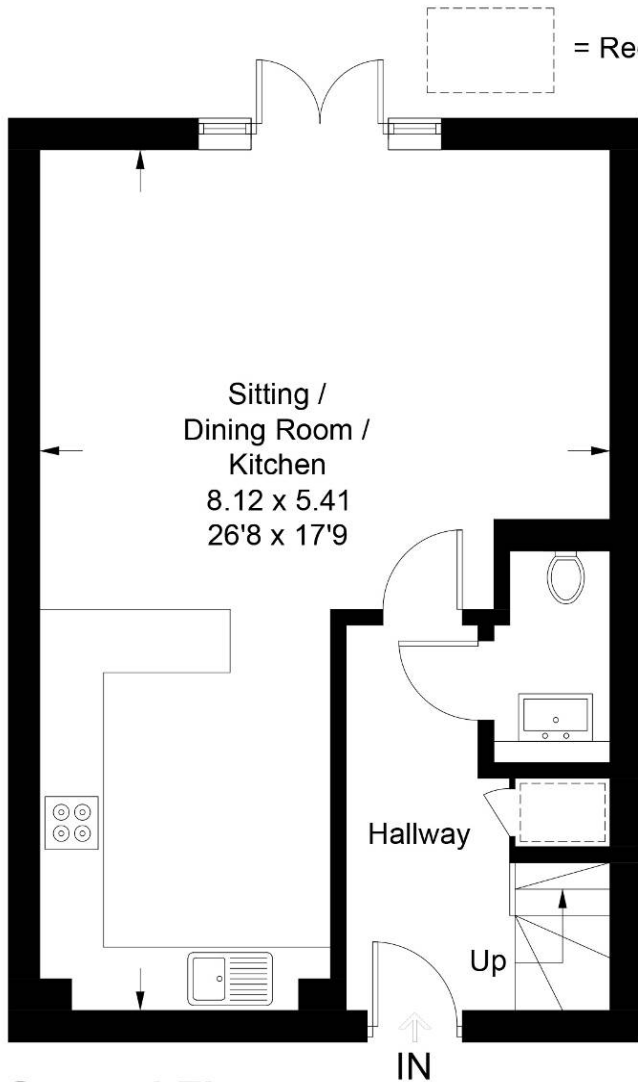




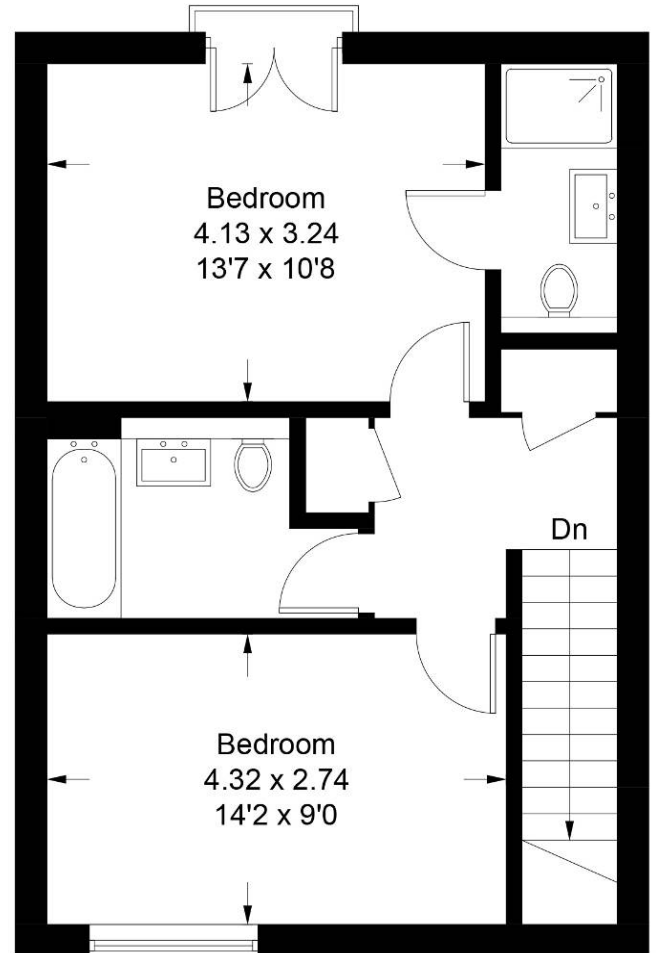
Cypress Close, St Marys Bay, TN29

Approximate Gross Internal Area
Ground Floor = 44.3 sq m / 477 sq ft
First Floor = 44.2 sq m / 476 sq ft
Total = 88.5 sq m / 953 sq ft

= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1086334)