



Pinecroft Cliff Road Hythe Kent CT21 5XH  
OIEO £660,000

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# Pinecroft

Cliff Road Hythe CT21 5XH

An appealing detached bungalow with great scope and generous gardens set in a highly desirable location.

No chain.

## Situation

The historic Cinque Port of Hythe is now an attractive coastal town with its busy high street and wide range of independent traders, whilst just a short walk from the seafront unspoilt by commercial activity.

Running by the town is the Royal Military Canal, a scheduled ancient monument and the narrow gauge steam railway of Romney, Hythe and Dymchurch starts here.

For the sportsman and leisure enthusiasts Hythe offers both sea and course fishing, swimming and water sports and a range of sports clubs and venues including bowls, tennis, football and rugby.

The motorway access to the M20 is approximately two miles and rail services are well catered for both from Sandling and Ashford, with the Channel Tunnel to the Continent nearby.

## The Property

Pinecroft is located in Cliff road, a prestigious location being regarded as one of the most sought after locations in the area, enjoying an elevated position with sea views and overlooking the coastal town of Hythe.

The bungalow is situated on a generous plot with versatile and spacious accommodation which requires a level of refurbishment and is offered with no onward chain. Approached via a long driveway and steps to a side is a glazed porch that opens into the dual aspect kitchen with a matching range of honey oak wall and base units and integrated cooking appliances.

There are two principal reception rooms, arranged at the front and rear, both enjoying different but attractive outlooks. The sitting room has patio doors to the front terrace and feature fireplace. The rear drawing room and dining area have been extended, again with patio doors opening into the garden, whilst from the dining area is access to the third bedroom, which was formerly the garage.

There are two further bedrooms to front and side and bathroom with matching suite and adjoining cloakroom/wc.

Further benefits include gas central heating and double glazing.

## Outside

Pinecroft enjoys a superb position with a generous plot. A five bar gate opens to the driveway with off road parking for several vehicles.

The front lawn is surrounded by well stocked flower beds and borders. A front paved terrace takes full advantage of its elevated position and has a wonderful outlook to the Channel.

There is side access to a generous rear garden laid to lawn and screened with trees and planting with Sene Valley golf course acting as a backdrop to rear.

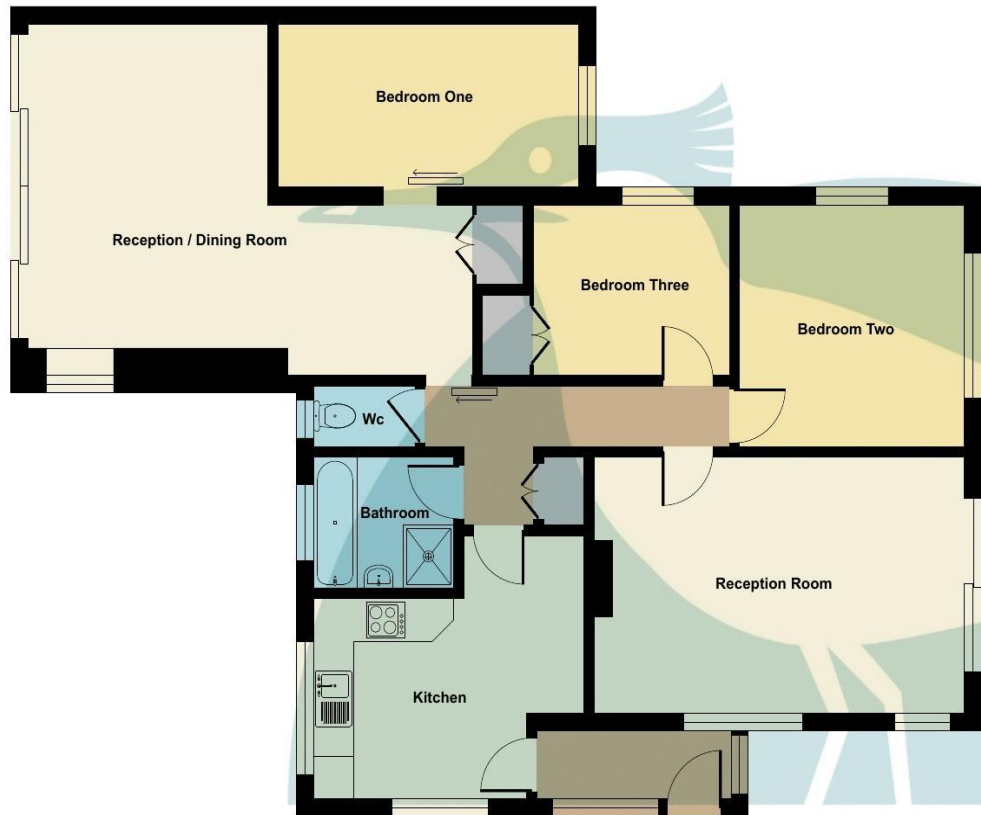
## Services

All main services are understood to be connected.



To view this property call Colebrook Sturrock on **01303 260666**

Total Approximate Area = 1182 sq ft / 109.8 sq m  
For identification only - Not to scale



FLOOR PLAN  
Approx. 1182 SQFT (INTERNAL)



**Reception Room**  
18'3 x 11'11 (5.56 x 3.63)  
**Reception / Dining Room**  
21'11 x 15'1 (6.68 x 4.60)  
**Bedroom One**  
14'10 x 7'7 (4.52 x 2.31)  
**Bedroom Two**  
11'3 x 11'1 (3.43 x 3.38)  
**Bedroom Three**  
9'8 x 7'11 (2.95 x 2.41)  
**Bathroom**  
6'11 x 6' (2.11 x 1.83)  
**Wc**  
5'7 x 2'11 (1.70 x 0.89)

## Local Authority

Folkestone and Hythe District Council, Civic Centre,  
Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

## Tenure

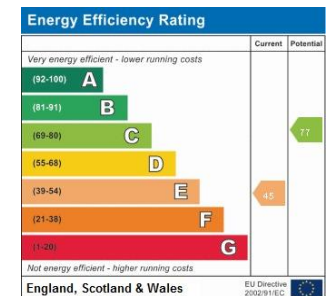
Freehold

Current Council Tax Band: E

EPC Rating: E

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Colebrook Sturrock 2014 Limited. REF: 985361

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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