





12 NAILDOWN CLOSE, HYTHE, KENT, CT21 5TA

GUIDE PRICE £700,000

- Elevated Coastal Living: Contemporary 4-bed semi-detached home above Hythe, Kent, offering unmatched coastal lifestyle
- Luxurious Revamp: Owners' extensive remodel with neighbouring collaboration, showcasing stunning sea views and high-end finishes
- Open Plan Living: Seamlessly integrated living-kitchen-dining area amplifies space, natural light, and entertaining opportunities
- Bedrooms & Views: Three well-sized bedrooms, family bath; top floor hosts a spectacular sea-view principal suite with balcony
- Scenic Oasis: Landscaped garden with breathtaking seafront vista
 - Two Ofsted 'Outstanding' and One 'Good' Primary School all Within 5 minute Drive
- Two 'Outstanding' Grammar Schools in Under a 10 Minute Drive
 - Trains to St Pancras in just 54 minute via Folkestone Central (9 Minute Drive)
- Folkestone Just 2.9 Miles (8 Minutes Drive) listed by The Times as the best place to live in the south-east 2024
- The Popular Village of Sandgate Only 1.3 Miles (5 Minutes by Car)

 4  2  2  D



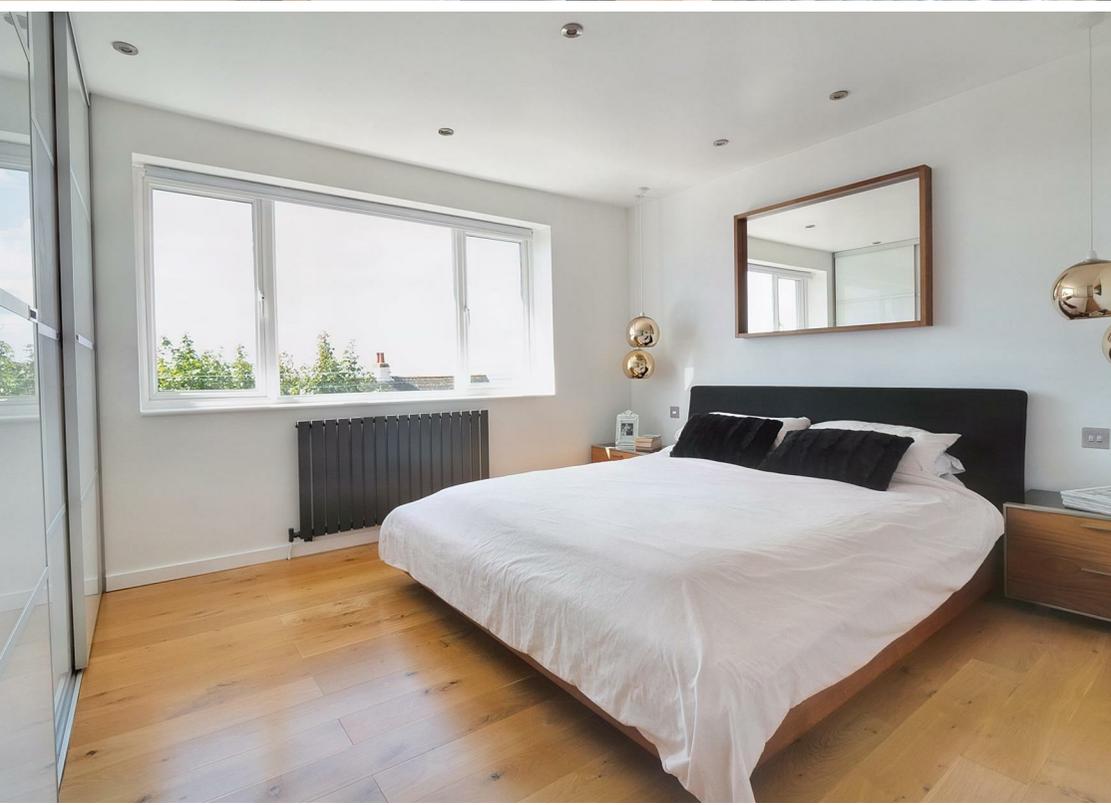
ABOUT THIS HOME

*** This beautiful home is being offered chain free ***
Sitting in an elevated position above the charming coastal town of Hythe, bordering Folkestone, this contemporary 4-bedroom semi-detached home presents an unparalleled opportunity to experience coastal living at its finest. Ideal as a permanent residence or even a lock-up and leave holiday home, this stunning modern property has been extended, modernised and extensively re-modelled by the current owners in tandem with the adjoining neighbours, and boasts sweeping sea views over the English Channel, front drive parking and a double garage.

The current owners have spared no expense in the renovation, which becomes apparent as soon as you enter the property. You are welcomed into the beautiful open plan living-kitchen-dining room, which showcases a seamless open layout, enhancing the sense of space and inviting abundant natural light. The living room, dining area, and kitchen flow effortlessly, creating the perfect setting for both relaxed family gatherings and entertaining. The middle floor is home to 3 ample size bedrooms and a family bathroom, all modernised providing plenty of room for a growing family or friends and guests. The top floor is the showstopper, with the stunning principal bedroom and en-suite overlooking the far reaching sea views, with it's own private balcony for evening drinks or perhaps a relaxing morning coffee.

Another benefit of the modernisation is the underfloor heating in the entrance hallway, both bathrooms, the kitchen and the main bedroom. The garden has been recently landscaped, and at the top you have a truly breath-taking vista of the sea front, ideal for those warm evenings and sunny days.

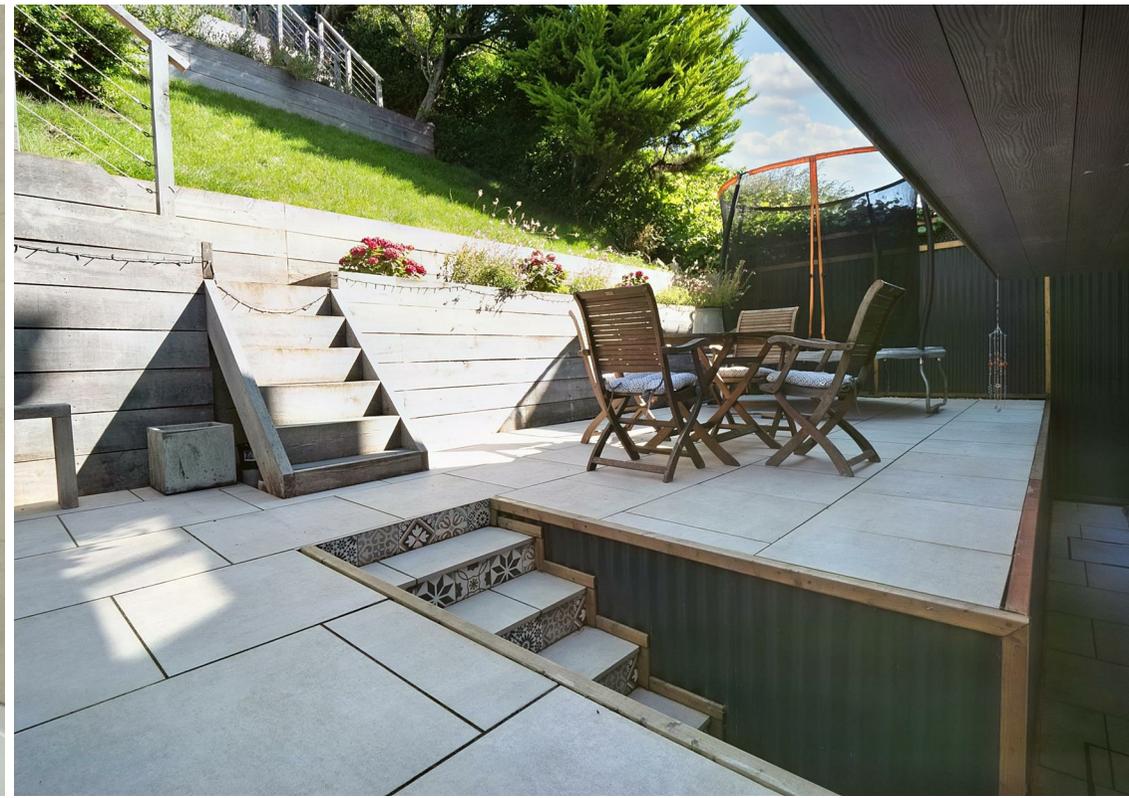
With its exceptional renovation, mesmerising sea views, close proximity to Hythe town centre and Folkestone, this property presents a rare opportunity to enjoy a new coastal life in a beautiful new home.





OWNERS REMARKS

"We will forever hold fond memories of our time living in this property. From the magical sea views, quiet and private Cul-de-sac and respectful neighbours, plus proximity to the beach, Sandgate, Hythe Town and Folkestone Harbour Arm, all these factors have contributed to us as a family enjoying a fabulous, active life in Seabrook (Hythe). We often have to visit London, sometimes on a weekly basis for work and the commute is only 54 minutes by fast train. We love travelling as well, and are able to hop over to France on the Eurotunnel which only takes 35 minutes! This location offered the best of all aspects to a wonderful lifestyle for us, we thoroughly enjoyed it"



12 , Naildown Close, Hythe



Approx. Gross Internal Floor Area 1473 sq. ft / 136.91 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

ABOUT US

Rafferty & Pickard represent homes across London and the South East, from city centre apartments to elegant country houses.

Every property is showcased with cinematic video, striking photography and the latest marketing technology.

Clients benefit from a highly personal, seamless experience from launch to completion.

CONTACT US

John-Paul Rafferty FNAEA MARLA Assoc RICS
john@raffertyandpickard.co.uk

Paul Pickard MNAEA
paul@raffertyandpickard.co.uk

Lime Tree House
15 Lime Tree Walk
Sevenoaks
TN13 1YH

T: 01732 905499
E: homes@raffertyandpickard.co.uk
W: raffertyandpickard.co.uk

