



49 High Street, Hythe, Kent CT21 5AD



210 SEABROOK ROAD SEABROOK

£295,000 Freehold

This well situated mid terrace period house, close to The Royal Military Canal and Seafront, offers well presented accommodation comprising a sitting room open plan to dining room, kitchen, two double bedrooms, and a bathroom. Pretty courtyard garden. EPC D.



210 Seabrook Road Seabrook Hythe CT21 5RA

**Entrance Hall, Sitting Room Open Plan to Dining Room, Kitchen,
Two Double Bedrooms, Bathroom,
Rear Courtyard Garden**

DESCRIPTION

This mid terrace period house is conveniently situated in the popular area of Seabrook, Hythe. The property enjoys well presented accommodation of comfortable proportions. This includes an entrance hall, sitting room open plan to dining room, smartly fitted kitchen with door giving access to the courtyard garden. On the first floor there is a double bedroom and spacious bathroom and a further double bedroom on the second floor.

The courtyard garden has been beautifully designed for ease of maintenance and provides a most appealing environment in which to relax and dine alfresco.

SITUATION

The property is close to local amenities in Seabrook including a village shop, public house and well thought of Primary School. The beach is nearby and the picturesque Royal Military Canal is moments away. The property is approximately 2½ miles from both the ancient Cinque Ports town of Hythe and the larger town of Folkestone.

Hythe has a selection of independent shops and restaurants, together with 4 supermarkets (including Waitrose, Sainsbury and Aldi), doctors, dentist, etc. There is a monthly farmers market and many clubs and societies that welcome new members. There are three golf courses in the vicinity, as well as sailing, bowls, tennis and the Leisure Centre at the Hotel Imperial. The trendy village of Sandgate, with its active rowing club, is about a mile distant.

The area is fortunate in having particularly good communications as there are main line railway stations within easy reach and an access point for the M20 motorway (Junction 12) only 2 miles away, making it possible to reach Central London within about 1½ hours by both road and rail. The High Speed Rail Link offers a journey time to the City of just under an hour and is available from Folkestone West & Central and also Ashford Stations. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is only just over 2 miles away. The ferry port of Dover is approximately 12 miles away. (All distances are approximate).



The accommodation comprises:

Open Porch with uPVC and obscure double glazed door with double glazed fan light over, leading to:

ENTRANCE HALL

Wood effect flooring, access to understairs storage cupboard, radiator, door to:-

DINING ROOM

Staircase to 1st floor, double glazed casement doors opening to and overlooking the rear courtyard garden, coved ceiling, wood effect flooring, radiator, open through to kitchen and to:-

SITTING ROOM

Attractive painted timber fireplace surround inset with gas fire, double glazed window to front, two wall light points, wood effect flooring, radiator.

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating electric oven, recess and plumbing for washing machine, worksurface inset with stainless steel sink and drainer unit with mixer tap, electric hob with extractor hood above, tiled splashbacks, coordinating wall cupboards, double glazed window to rear and to side, double glazed door giving access to the garden, recessed lighting, tiled floor, radiator.

FIRST FLOOR LANDING

Staircase to 2nd floor, coved ceiling, double glazed window to front, radiator, two storage cupboards, door to:-

BEDROOM 1

Double glazed window to front, coved ceiling, radiator.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment, low level WC, tiled shower enclosure with thermostatically controlled shower, access to built-in cupboard, part tiled walls, obscure double glazed window to rear, coved ceiling, extractor fan, heated ladder rack towel rail.

BEDROOM 2

Access to built in wardrobe cupboards, double glazed window to rear, radiator.

OUTSIDE

The courtyard garden to the rear has been predominantly paved for ease of maintenance with a raised decked terrace. The garden is well well enclosed by close boarded timber panelled fencing with a gate giving access to the rear.

EPC Rating D

COUNCIL TAX

Band B approx. £1708.80 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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

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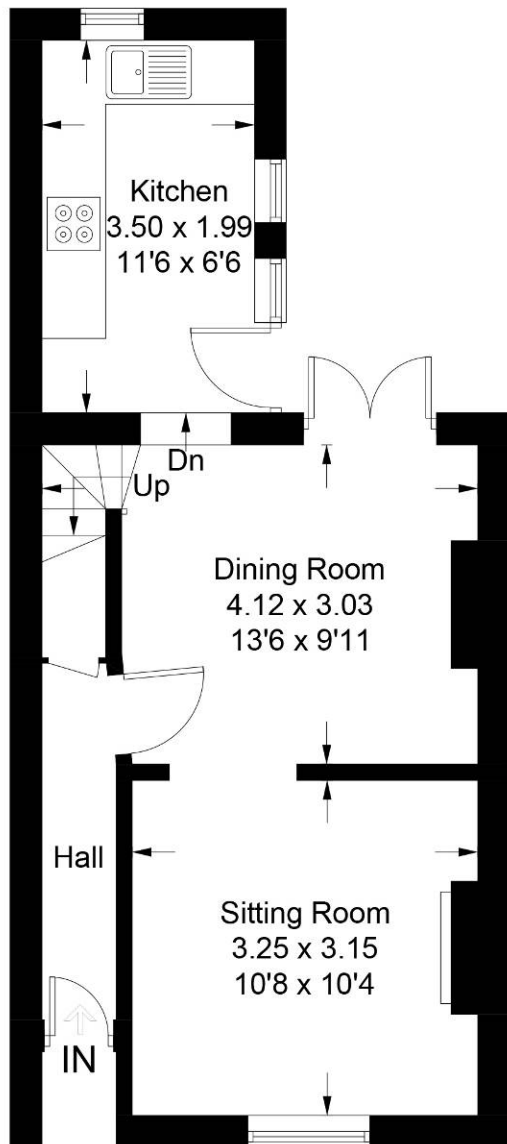


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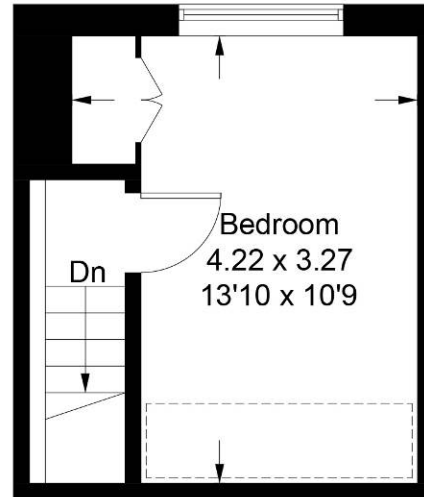
Approximate Gross Internal Area
Ground Floor = 33.0 sq m / 355 sq ft
First Floor = 25.8 sq m / 278 sq ft
Second Floor = 14.8 sq m / 159 sq ft
Total area = 73.6 sq m / 792 sq ft



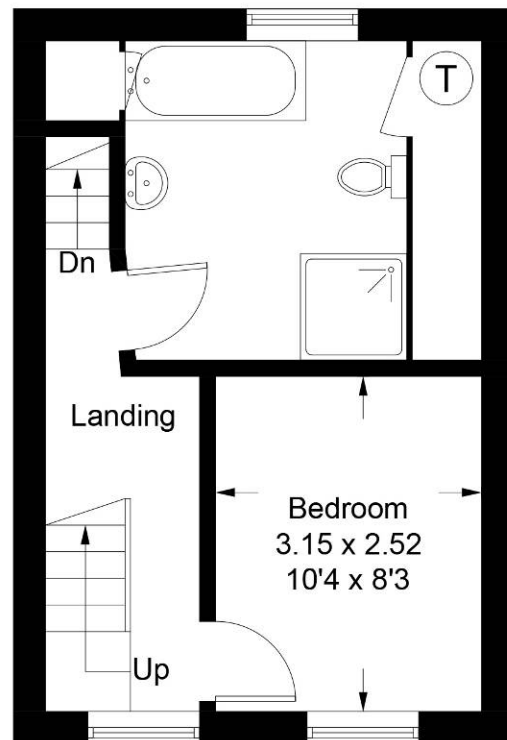
= Reduced headroom below 1.5m / 5'0



Ground Floor



Second Floor



First Floor

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