



49 High Street, Hythe, Kent CT21 5AD



## **47 SPRING LANE SEABROOK, HYTHE**

**£395,000 Freehold**

**This well situated, spacious semi-detached chalet bungalow offers versatile accommodation with a generous entrance hall, sitting room, kitchen, conservatory, 2 double bedrooms and a shower room. On the 1<sup>st</sup> floor there are 2 further bedrooms. Gardens, utility/workshop & off-road parking. EPC tbc**



**47 Spring Lane  
Seabrook  
Hythe  
CT21 5TJ**

**Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Conservatory,  
Two Ground Floor Bedrooms, Shower Room,  
Two First Floor Bedrooms,  
Utility/Store, Delightful Garden, Off Road Parking**

**DESCRIPTION**

This well situated, and attractively presented detached bungalow has been extensively improved by the current owners and offers exceptionally well proportioned accommodation.

The accommodation comprises a generous entrance hall, fitted kitchen/breakfast room, sitting room, conservatory, two bedrooms and a shower room. On the first floor are two further bedrooms and access to a large loft space thought suitable for conversion should additional space be required (subject to all necessary consents and approvals being obtained).

The delightfully secluded rear garden is part paved for ease of maintenance with an area of lawn backed by well planted borders, and incorporates attractive areas for alfresco entertaining, storage shed and access to the useful utility/store room. The property also benefits from off road parking.

**SITUATION**

Spring Lane is a desirable and peaceful road in Seabrook which is a popular residential area between Hythe and Sandgate (1.5 miles and 1.2 miles respectively) and is very accessible to both. The area benefits from a local shop, pub and highly regarded primary school.

The quaint, unspoilt town of Hythe has a selection of independent shops and restaurants, together with 4 supermarkets (including Waitrose, Sainsburys and Aldi), doctors, dentist, etc. There is a fortnightly farmers market and many clubs and societies that welcome new members. There are three golf courses in the vicinity, as well as sailing, bowls, cricket, squash and tennis clubs and the Leisure Centre at the Hotel Imperial.

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, Folkestone Central and also Ashford Station. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is 2.5 miles away. The ferry port of Dover is approximately 11 miles away. (All distances are approximate).





The accommodation comprises:

#### **ENTRANCE HALL**

Wood effect composite door with double glazed full height windows to either side, staircase to 1st floor, window through to kitchen, coved ceiling, radiator, door to:-

#### **INNER HALL**

Wood effect flooring door to shower room, open through to:-

#### **SITTING/DINING ROOM**

Double glazed casement doors giving access to the conservatory, double glazed window to side, coved ceiling, wood effect flooring, doors to bedrooms, open through to:-

#### **KITCHEN/BREAKFAST ROOM**

Well fitted with a range of base cupboard and drawer units incorporating recess for fridge freezer and recess and plumbing for dishwasher, work surface inset with stainless steel sink and drainer unit with mixer tap, space for electric cooker with extractor hood above, double glazed window to front, window into entrance hall, coved ceiling.

#### **BEDROOM**

Fitted wardrobe cupboards, double glazed bay window to front, coved ceiling, radiator.

#### **BEDROOM**

Fitted wardrobe cupboards concealed by sliding doors, double glazed window overlooking the rear garden, coved ceiling, radiator.

#### **CONSERVATORY**

Of UPVC construction above a brick built base and beneath a polycarbonate roof, double glazed casement doors giving access to the rear garden.

#### **SHOWER ROOM**

Shower enclosure with thermostatically controlled shower, low level WC with concealed cistern, wash basin set into work surface with vanity cupboards below, part tiled walls, obscure double glazed window to rear, tiled floor, coved ceiling, recessed lighting, extractor fan, radiator.

#### **FIRST FLOOR LANDING**

Double glazed window over stairwell, doors to bedrooms, access to part boarded roof space, doors to:-

#### **BEDROOM**

(Currently used as a sitting room) Attractive contemporary electric fire, double glazed window overlooking the garden, radiator.

#### **BEDROOM**

Double glazed window to front, wood effect flooring, radiator.

#### **PART BOARDED ROOF SPACE**

A generous area providing useful storage and the potential to provide additional living accommodation if required subject to all necessary consents and approvals being obtained. Gas Boiler.

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## OUTSIDE

### REAR GARDEN

Directly to the rear of the property is a paved terrace with steps leading up to a further tiered level with a central path flanked on either side by an area of lawn. Storage Shed. Access can be gained to the:

### UTILITY/WORKSHOP

Space and plumbing for washing machine, power and light.

### FRONT GARDEN

The garden to the front of the property is set behind a low brick wall with a block paved

driveway providing off-road parking. To the left of the drive is an area of lawn backed by borders planted with a variety of shrubs, herbaceous and other plants including a sambucus, tree peony, rhododendron and a flowering cherry.

### EPC Rating

### COUNCIL TAX

Band C approx. £1952.91 (2022/23)  
Folkestone & Hythe District Council.

### VIEWING

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



