



49 High Street, Hythe, Kent CT21 5AD



## **34 IAN S WALK SEABROOK, HYTHE**

**£350,000 Freehold**

**This well situated, spacious semi-detached chalet bungalow offers versatile accommodation with a smartly fitted kitchen, sitting room, dining room, bedroom and bathroom room. On the first floor there are two further bedrooms and a cloakroom. Delightfully secluded gardens, garage and off-road parking. EPC D.**



**34 Ian s Walk  
Seabrook  
Hythe  
CT21 5TT**

**Entrance Hall, Sitting Room, Dining Room, Fitted Kitchen,  
Ground Floor Double Bedroom, Bathroom,  
Two Further Double Bedrooms, Cloakroom**

**DESCRIPTION**

This semi-detached chalet bungalow has been much improved by the vendor and now offers attractively presented, versatile accommodation comprising an entrance hall, bright sitting room, separate dining room, well fitted kitchen, double bedroom and shower room on the ground floor. On the first floor are two double bedrooms and a cloakroom.

The gardens are delightful and encompass the property to three sides and incorporate a pleasant decked terrace, well stocked borders, a paved patio area and the garden to the rear enjoys a sunny southerly aspect. There is a driveway providing off road parking and access to the detached garage (part currently being utilised as a studio).

**SITUATION**

Ian s Walk 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 ferry port of Dover is approximately 11 miles away. (All distances are approximate).

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The accommodation comprises:

### **ENTRANCE HALL**

Entered via a double glazed door, staircase to 1st floor, window to side, access to understairs storage cupboard, radiator, tiled floor, doors to:-

### **SITTING ROOM**

Fireplace recess housing woodburning stove with fitted cupboards and shelving to either side, double glazed window overlooking the front garden, wood effect flooring, coved ceiling, timber and glazed panelled doors through to:-

### **DINING ROOM**

Timber framed glazed doors giving access to the rear garden, coved ceiling, wood effect flooring, radiator.

### **BEDROOM**

Double glazed window overlooking the rear garden, wood effect flooring, radiator.

### **BATHROOM**

Panelled bath with thermostatically controlled rainhead shower over, wash basin with vanity cupboard below, low level WC, obscure double glazed window to, part tiled walls, tiled floor, heated ladder rack towel rail.

### **KITCHEN**

Well fitted with a range of base cupboard and drawer units incorporating integrated dishwasher, recess and plumbing for washing machine, square edged wood block work surfaces inset with stainless steel under mounted sink with mixer tap, Bosch four burner gas hob with Bosch extractor hood above, tiled splashbacks, coordinating wall cupboards, further full height cupboards housing integrated Bosch double oven and integrated fridge, double glazed window overlooking the front garden, double glazed window to side, recessed lighting, column radiator, timber door stable door giving access to side courtyard and front garden, tiled floor.

### **FIRST FLOOR LANDING**

Access to eaves storage, doors to:-

### **BEDROOM**

Built in wardrobe concealed by sliding mirrored doors, double glazed window to front, radiator, doors to:-

### **BEDROOM**

Built-in wardrobe cupboards, double glazed windows to rear.

### **CLOAKROOM**

Low-level WC, wall hung corner wash basin, part tiled walls, tiled floor, radiator.

### **OUTSIDE**

#### **FRONT GARDEN**

The garden to the front of the property incorporates a driveway leading to the garage, a pathway leads to the front door and to the side is an area mainly laid to lawn and well enclosed by mature hedging and planted with a variety of shrubs and specimen trees including a magnolia and a cordyline. Paved terrace (also accessed via the kitchen).

#### **REAR GARDEN**

Directly to the rear is a composite decked terrace, leading to the remainder of the garden which is topped in stone and planted with a variety of shrubs, herbaceous and other plants and incorporating specimen trees including a palm and a silver birch.

#### **DETACHED GARAGE**

(Currently partitioned and being part utilised as a studio) Up and over door to front, power and light, personal door and window to the rear.

#### **EPC Rating tbc**

#### **COUNCIL TAX**

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

#### **VIEWING**

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

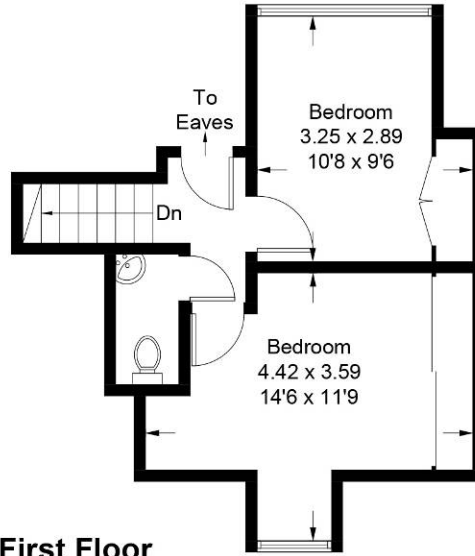




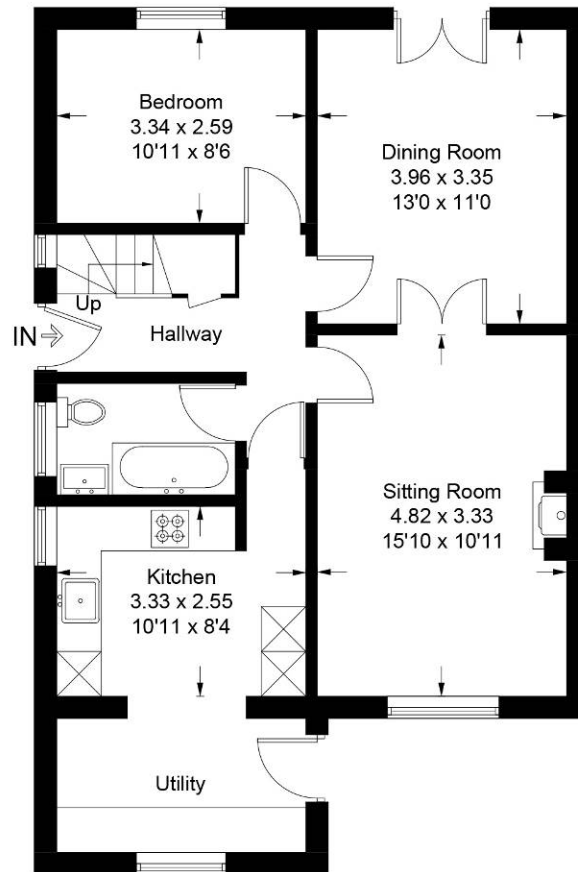


# Ians Walk, Seabrook, CT21

Approximate Gross Internal Area  
Ground Floor = 68.8 sq m / 740 sq ft  
First Floor = 26.0 sq m / 280 sq ft  
Total = 94.8 sq m / 1020 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1059838)