



49 High Street, Hythe, Kent CT21 5AD



**197 SEABROOK ROAD  
SEABROOK, HYTHE**

**£320,000 Freehold**

**This well situated terraced house is just moments from the Royal Military Canal and the sea. The accommodation is attractively presented and comprises a sitting room, fitted kitchen/dining room, 3 bedrooms, bathroom and a pretty rear garden. Garage. EPC C.**



**197 Seabrook Road  
Hythe  
CT21 5RS**

**Sitting Room, Kitchen/Dining Room,  
Three Bedrooms, Bathroom,  
Front & Rear Garden  
Garage En Bloc**

**DESCRIPTION**

This mid terrace house is conveniently situated in the popular area of Seabrook, Hythe. The property enjoys well presented, light and airy accommodation. This includes a sitting room, smartly fitted kitchen/dining room with doors giving access to the rear garden. On the first floor there are three bedrooms and a family bathroom.

Outside to the rear the garden has been well 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 and Ashford International Passenger Terminal with Eurostar services to Paris & Brussels is only 20 minutes by car. The ferry port of Dover is approximately 12 miles away. (All distances are approximate).



The accommodation comprises:

### **SITTING ROOM**

Entered via a wood effect composite door with double glazed full height panel to side, double glazed windows to front, fitted cupboards, recessed lighting, timber effect Amtico flooring, open through to:-

### **KITCHEN/DINING ROOM**

Well fitted with a range of base cupboard and drawer units incorporating integrated Neff dishwasher, integrated washing machine, square edged quartz worksurface inset with under mounted stainless steel sink with mixer tap, induction hob with extractor hood above, tiled splashbacks, coordinating wall cupboards with integrated Neff double oven, access to larder cupboard, staircase to first floor, double glazed casement doors to rear opening to and overlooking the rear garden, double glazed windows overlooking the rear garden, contemporary vertical radiator, timber effect Amtico flooring recessed lighting.

### **FIRST FLOOR LANDING**

Access to loft space, recessed lighting, timber floorboards, doors to:-

### **BEDROOM 1**

Double glazed window to front with views between houses to the sea, recessed lighting, access to storage cupboard, polished timber floorboards, radiator.

### **BEDROOM 2**

Access to storage cupboard, double glazed window to rear overlooking the garden, coved ceiling, polished timber floorboards, radiator.

### **BEDROOM 3**

Double glazed window to front, recessed lighting, polished timber floorboards, radiator.

### **BATHROOM**

Panelled bath with mixer tap, wash basin with mixer tap, tiled shower enclosure with thermostatically controlled shower with separate handheld attachment, low-level WC, obscure double glazed window to rear, tiled walls, tiled floor, recessed lighting.

### **OUTSIDE**

#### **REAR GARDEN**

The garden to the rear of the property offers a delightfully secluded environment in which to relax and entertain and is part topped in artificial grass for ease of maintenance with a raised decked terrace to the far end. A gate to the side gives access to the:-

#### **FRONT GARDEN**

The garden to the front of the property has been blocked paved with flower beds planted with a variety shrubs, herbaceous and other plants including rosemary and grasses amongst others.

#### **GARAGE EN BLOC**

Roller door to front.

#### **EPC Rating C**

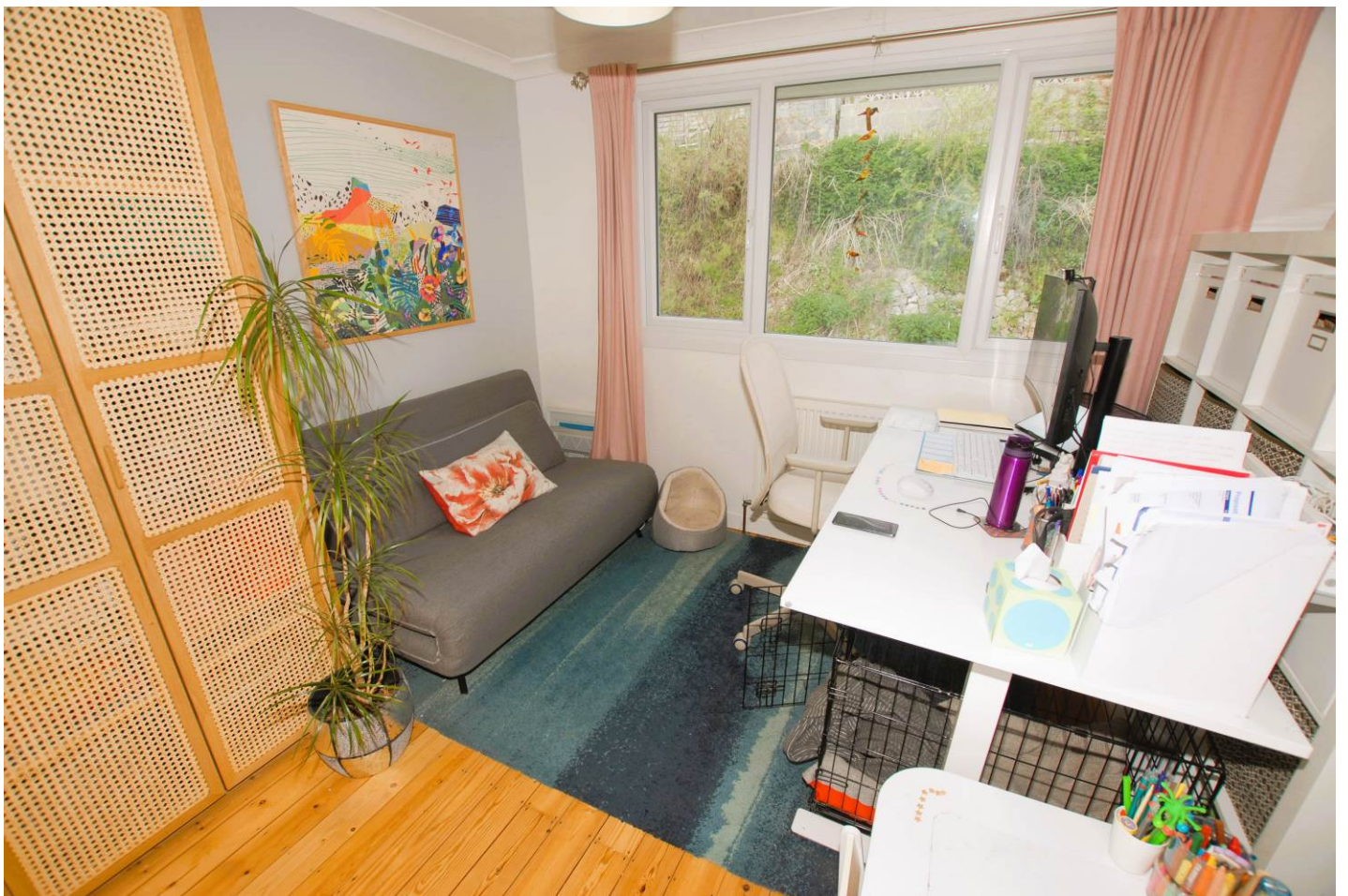
#### **COUNCIL TAX**

Band C approx. £2044.14 (2022/23)  
Folkestone & Hythe District Council.

#### **VIEWING**

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

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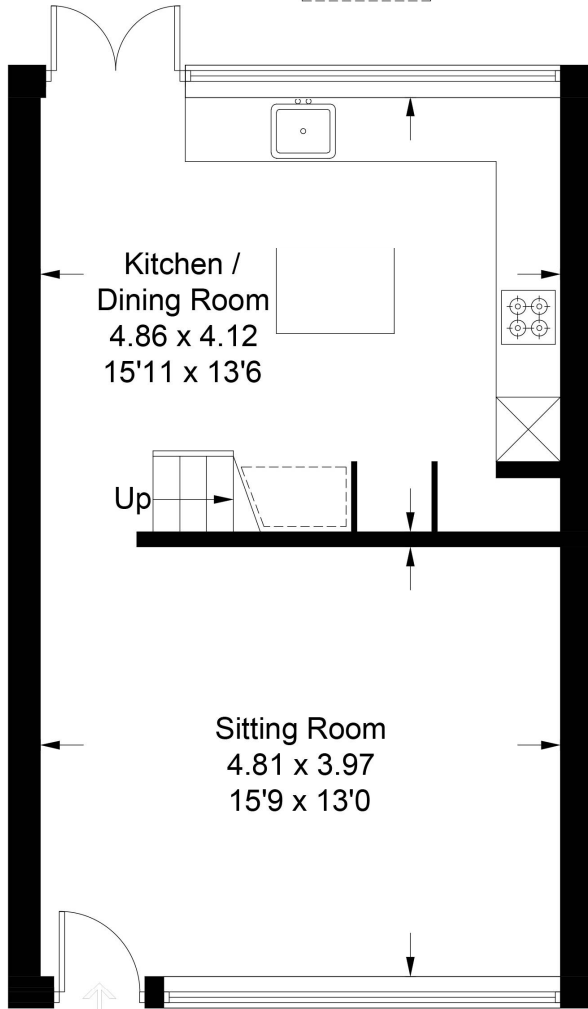




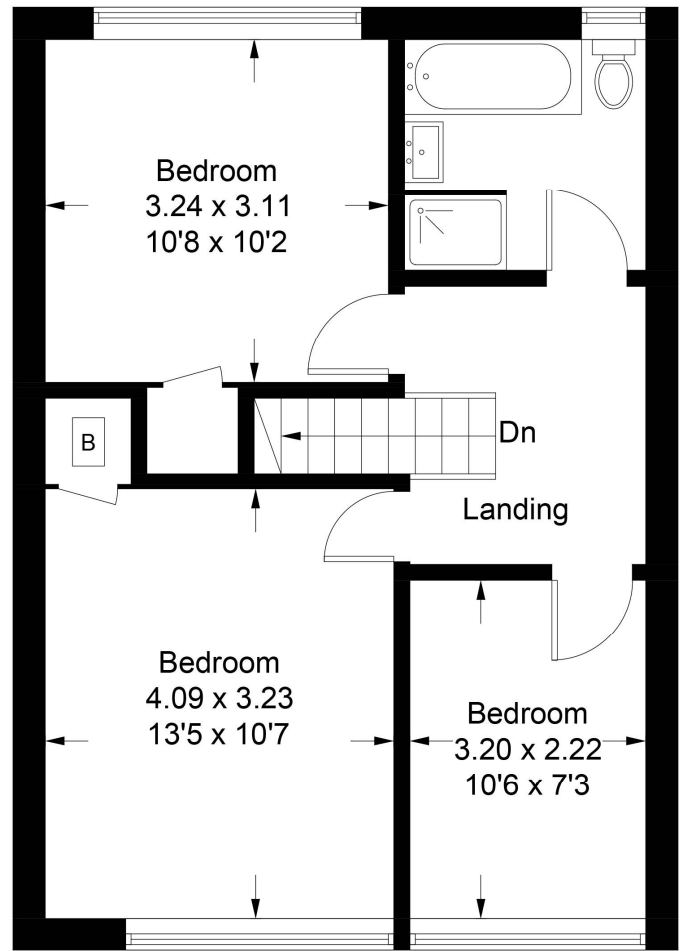
# Seabrook Road, Hythe, CT21

Approximate Gross Internal Area  
Ground Floor = 40.1 sq m / 432 sq ft  
First Floor = 45.9 sq m / 494 sq ft  
Total = 86.0 sq m / 926 sq ft

 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1072564)