



49 High Street, Hythe, Kent CT21 5AD



## 5 BELLA MEWS, SEABROOK ROAD, HYTHE

**£410,000 Freehold**

A stunning detached townhouse in a prime central location, accessible to all local amenities and benefitting from the remainder of its NHBC. The impeccably presented accommodation includes a generous sitting room, kitchen/dining room, utility/cloakroom and two en-suite double bedrooms. Garage. EPC B.



# 5 Bella Mews Seabrook Road, Hythe CT21 5NB

## Entrance Hall, Cloakroom, Integral Garage, Two Double Bedrooms each with En-Suites, Sitting Room, Kitchen/Dining Room, Utility/Cloakroom,

### DESCRIPTION

A beautifully presented detached townhouse offering spacious accommodation over three floors in a sought after location close to Hythe's bustling high street, a level walk to the seafront and the Royal Military Canal.

At ground floor level is a welcoming entrance hall with cloakroom and access to the integral garage and boiler room. On the first floor is a spacious landing leading to two double bedrooms, both having en-suite bathrooms. On the top floor is another spacious landing area with vaulted Velux window, a bright and airy sitting room having an open aspect over the roof tops to the church and the hillside, there is also a generous kitchen/dining room and utility room/cloakroom.

The property also benefits from a generous garage.

### SITUATION

Whilst the address is Seabrook Road, the property actually fronts Mill Road, a peaceful side road at the end of the bustling High Street, with its variety of interesting shops, boutiques, restaurants and cafes. The town is also well catered for with 4 supermarkets (including Waitrose, Sainsburys and Aldi), dentists, doctors surgeries, etc.

The attractive, unspoilt seafront and picturesque Royal Military Canal are a short walk away together with a variety of sports and leisure facilities, including 2 golf courses, swimming pool, cricket, squash, bowls and lawn tennis clubs together with the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 2 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. Eurostar trains to Paris and Brussels also depart from the latter. The Channel Tunnel Terminal is just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)

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The accommodation comprises:

### **ENTRANCE HALL**

Entered via a composite front door with double glazed panels to side, staircase to first floor with glazed balustrade and oak handrail, ceramic tiled floor, recessed lighting, underfloor heating, personal door to garage, door to:-

### **CLOAKROOM**

Wall hung WC with concealed cistern, wall hung wash basin with vanity cupboard below, mirror set into alcove with spotlights over, extractor fan, heated ladder rack towel rail, ceramic tiled floor with underfloor heating.

### **FIRST FLOOR LANDING**

Staircase to first floor with glazed balustrade and oak handrail, double glazed window to front with fitted blinds, radiator, recessed lighting.

### **BEDROOM 1**

Double glazed full height window to front and side with fitted blinds, access to built in wardrobe cupboards, recessed lighting, radiator, door to:-

### **EN-SUITE BATHROOM**

Panelled bath with mixer tap and thermostatically controlled rain head shower over and glazed shower screen, wall hung WC with concealed cistern, wall hung wash basin with mixer tap, mirror set into recess with spotlights over, heated ladder rack towel rail, ceramic tiled floor, shaver point, extractor fan.

### **BEDROOM**

1

Full height double glazed window to front with fitted blinds, access to **walk-in wardrobe**, recessed lighting, radiator.

### **EN-SUITE SHOWER ROOM**

Twin size shower enclosure with rain head shower and hand held attachment, wall hung WC with concealed cistern, wall hung wash basin, tiled walls, mirror set into alcove, recessed lighting, extractor fan, obscure

double glazed window, heated ladder rack towel rail, ceramic tiled floor.

### **SECOND FLOOR LANDING**

Double glazed window to front fitted with blinds, Velux roof light, radiator.

### **SITTING ROOM**

Double glazed feature corner window to front and side with fitted blinds, full height double glazed window to side with fitted blinds, Velux roof lights, recessed lighting, radiator.

### **KITCHEN/DINING ROOM**

Well fitted with a range of base cupboards and drawer units incorporating integrated Bosch dishwasher, integrated Bosch fridge and Bosch freezer, square edged worksurface inset with Blanco stainless steel sink and drainer unit with mixer tap, coordinating up stands, Bosch induction hob with extractor fan above, Velux rooflight, double glazed full height window to front fitted with blinds, radiator, ceramic tiled floor, recessed lighting, door to:-

### **UTILITY ROOM/CLOAKROOM**

Square edged worksurface with recess and plumbing for washing machine and space for tumble dryer, coordinating up stand, wall hung WC with concealed cistern, wall hung wash basin with mixer tap, recessed lighting, ceramic tiled floor, extractor fan, heated ladder rack towel rail.

### **GARAGE**

Electric roller door to front, power and light, door to **Boiler Room** housing Worcester water cylinder and wall mounted Worcester gas boiler.

### **EPC Rating B**

### **COUNCIL TAX**

Band B approx. £1788.63 (2024/25)  
Folkestone & Hythe District Council.

### **VIEWING**

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







# Bella Mews, Seabrook Road, Hythe, CT21 5NB

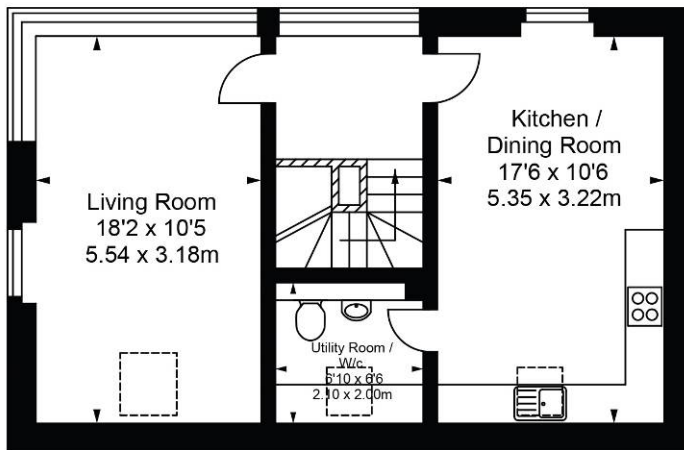
Approximate Gross Internal Area :-

Ground Floor :- 27.74 sq m / 298 sq ft

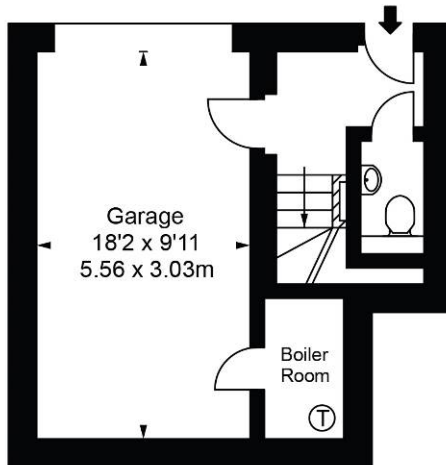
First Floor :- 49.06 sq m / 528 sq ft

Second Floor :- 49.06 sq m / 528 sq ft

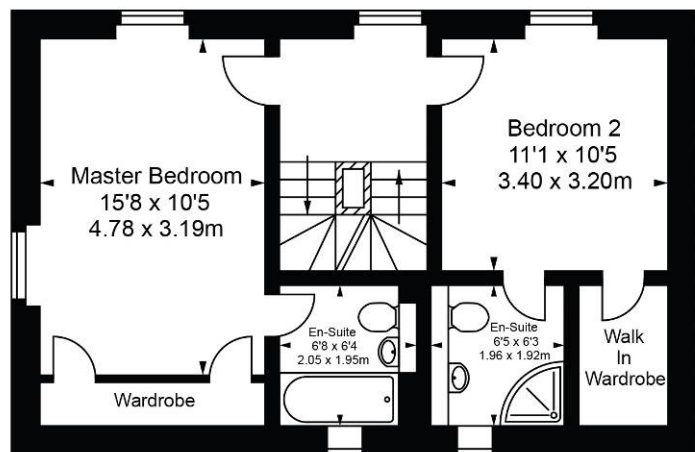
Total :- 125.86 sq m / 1354 sq ft



**Second Floor**



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
floor plan by: [www.creativeplanetlk.com](http://www.creativeplanetlk.com)