



49 High Street, Hythe, Kent CT21 5AD



**94 SEABROOK ROAD
HYTHE**

**£850,000 Freehold
NO ONWARD CHAIN**

This handsome and imposing family house stands on a generous plot with south facing gardens backing directly on to the banks of the Royal Military Canal. Comprising 3 reception rooms, kitchen/breakfast room, 4 double bedrooms (3 en-suites) and family bathroom. South facing garden, garage & parking. EPC D.



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94 Seabrook Road Hythe CT21 5QD

**Entrance Hall, Sitting Room, Dining Room, Sun Room,
Kitchen/Breakfast Room, Utility, Study/Family Room, Cloakroom
Principal Bedroom with En-Suite Bathroom
2nd & 3rd Bedrooms with En-Suite Shower Rooms
4th Bedroom, Family Bathroom
Integral Garage, Gardens to front & rear**

DESCRIPTION

A delightful property which is beautifully presented throughout and stands on a particularly generous plot with a frontage to Seabrook Road of around 75ft and an overall depth of approximately 190ft. The end of the garden backs directly onto the the Royal Military Canal where one can walk to the town, seafront and golf course and barely encounter a road.

The spacious and versatile accommodation includes a generous entrance hall, large sitting room with glazed double doors leading to the separate dining room. Each of these rooms overlooks the garden and the dining room leads to a pleasant sun room. There is a study/family room and a beautifully fitted kitchen/breakfast room. The first floor comprises 4 double bedrooms (3 with en-suites), the master with south facing balcony, and a smart family bathroom. The secluded south facing garden is the perfect environment for alfresco dining and there is ample parking at the front on the drive which leads to the integral garage.

SITUATION

The property is conveniently situated on Seabrook Road, only a short walk from the town centre with its 4 supermarkets (including Waitrose, Sainsburys and Aldi), bustling and vibrant High Street with a range of independent shops, boutiques, cafes and restaurants, doctors surgeries, dentists etc. The Royal Military Canal is close by, with pleasant towpath walks and cycle path and the attractive, unspoilt seafront and long pebbly beach is a level walk away. There is a wide variety of sporting and leisure facilities in the area, including the Hotel Imperial Leisure Centre, cricket and lawn tennis clubs, 2 golf courses, sailing club, etc. There are many clubs and societies within the town that welcome new members, and a fortnightly farmers market.

There are bus stops close by with local services to Folkestone, Ashford, Romney Marsh, etc. and Hythe is very conveniently located for easy access to the M20 (Junction 11 - 4 miles), Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (11 miles). Sandling main line railway station, approximately 2½ miles away on the outskirts of Saltwood, offers regular commuter services to London and High Speed trains to London St Pancras are available from Folkestone and Ashford with journey times of under an hour.

The accommodation comprises:

Open porch with tiled floor and step up to timber panelled and obscure glazed door to:

ENTRANCE HALL

Staircase to first floor with polished timber moulded handrail, block and turned banister rails and terminating in a square newel post, coved ceiling, recessed lighting, high level double glazed window above the stairwell fitted with plantation style shutters, radiator concealed behind decorative cover, doors to:

SITTING ROOM

Attractive natural stone fireplace surround incorporating recessed coal effect living flame gas fire above a natural stone hearth, deep coving, double glazed casement doors with double glazed windows to either side opening to and overlooking the rear garden, further double glazed window to rear, radiators, panelled and glazed double doors to:

DINING ROOM

Deep coving, serving hatch to kitchen, door returning to entrance hall, uPVC and double glazed casement doors with uPVC and double glazed windows to either side opening to and looking through sun room to the garden beyond, radiator.

SUN ROOM

Double glazed windows to front and sides, double glazed casement doors giving access to the garden, polished timber flooring, recessed lighting, access to loft space, radiators.

KITCHEN/BREAKFAST ROOM

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated dishwasher, deep pan drawers and recess housing Stoves dual fuel range cooker, roll top granite effect work surfaces inset with stainless steel 1½ bowl sink and drainer unit with mixer tap, tiled splashbacks, range of coordinating wall cupboards incorporating glazed display cabinets with concealed lighting beneath, Stoves extractor hood above the range cooker, tiled floor, integrated fridge and freezer, double glazed windows to front and side overlooking the garden, radiator, tiled floor, door to:

UTILITY ROOM

Work surface with recess and provision for washing machine and tumble dryer below, further wall cupboard, recessed lighting, access to loft space, double glazed window to front, double glazed door to rear giving access to the garden, tiled floor.

STUDY/FAMILY ROOM

Double glazed window to front overlooking the garden, radiator.

CLOAKROOM

Low level WC, wash basin with mixer tap, tiled floor, walls tiled to half height, recessed lighting, extractor fan, obscure double glazed window to front, radiator.

GARAGE

Electric roller door to front, double glazed window to rear, fitted storage shelving, power and light, wall mounted Vailant gas fired boiler.

FIRST FLOOR LANDING

Deep coving, recessed lighting, access to loft space with hatch fitted with loft ladder, radiator, doors to:

PRINCIPAL BEDROOM

Comprehensive range of fitted wardrobe cupboards concealed by sliding doors, access to deep recessed heated linen cupboard housing hot water cylinder, radiator, double glazed casement doors with double glazed windows to either side opening to a generous **balcony** to the rear enclosed by glazed balustrade and with views over the garden.

EN-SUITE BATHROOM

Fitted with a contemporary suite comprising free-standing twin ended bath, tiled shower enclosure with thermostatically controlled shower, low level WC, pair of circular wash basins set upon a granite effect worktop, each with a mixer tap and with vanity cupboard below, tiled floor, tiled walls, recessed lighting, extractor fan, obscure double glazed windows to side and to rear, heated ladder rack towel rail.





BEDROOM 2

Fitted wardrobe cupboards, double glazed window to rear with views over the garden, radiator, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low level WC, pedestal wash basin with mixer tap, tiled walls, recessed lighting, extractor fan, obscure double glazed window to side, heated ladder rack towel rail.

BEDROOM 3

Built-in wardrobe cupboards, double glazed window to rear overlooking the garden, radiator, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low level WC, pedestal wash basin with mixer tap, tiled walls, recessed lighting, extractor fan, heated ladder rack towel rail.

BEDROOM 4

Double glazed window to front with a pleasant aspect up the hillside, radiator.

BATHROOM

Walk-in shower area with multi-jet rain head shower and separate hand held shower attachment, corner Jacuzzi bath, low level WC, pedestal wash basin with mixer tap, vinyl covered floor, tiled walls, recessed lighting, extractor fan, obscure double glazed window to front, heated ladder rack towel rail.

Front garden

The garden to front of the property is set behind a timber fence with a generous block paved driveway providing parking for a number of vehicles and access to the garage. The remainder of the garden is laid to lawn edged by borders planted with a variety of shrubs, herbaceous and other plants. Access can be gained to the side of the property to a bonded resin area for storing bins etc and to the:

Rear garden

Directly to the rear of the house is a generous decked terrace, backed by a wisteria, providing a delightful environment for al fresco entertaining and from where to enjoy a pleasant aspect over the garden. The terrace is enclosed by timber balustrade and has two flights of steps leading to the remainder of the garden. Beyond the terrace is a semi-sunken garden with a central stone paved terrace surrounded by lawn and paved pathways edged by borders stocked with a variety of shrubs, herbaceous and other plants including Iris, roses and foxgloves, amongst others and from where two steps lead up to the remainder of the garden which is laid extensively to lawn, is well enclosed by hedging and timber panelled fencing and incorporates a generous timber framed storage shed/workshop (4.82m x 2.84m). A timber gate gives direct side access to the canal. Outside tap and outside lighting.

EPC Rating D

COUNCIL TAX

Band G approx £3832.77 (2024/25)
Folkestone and Hythe District Council.

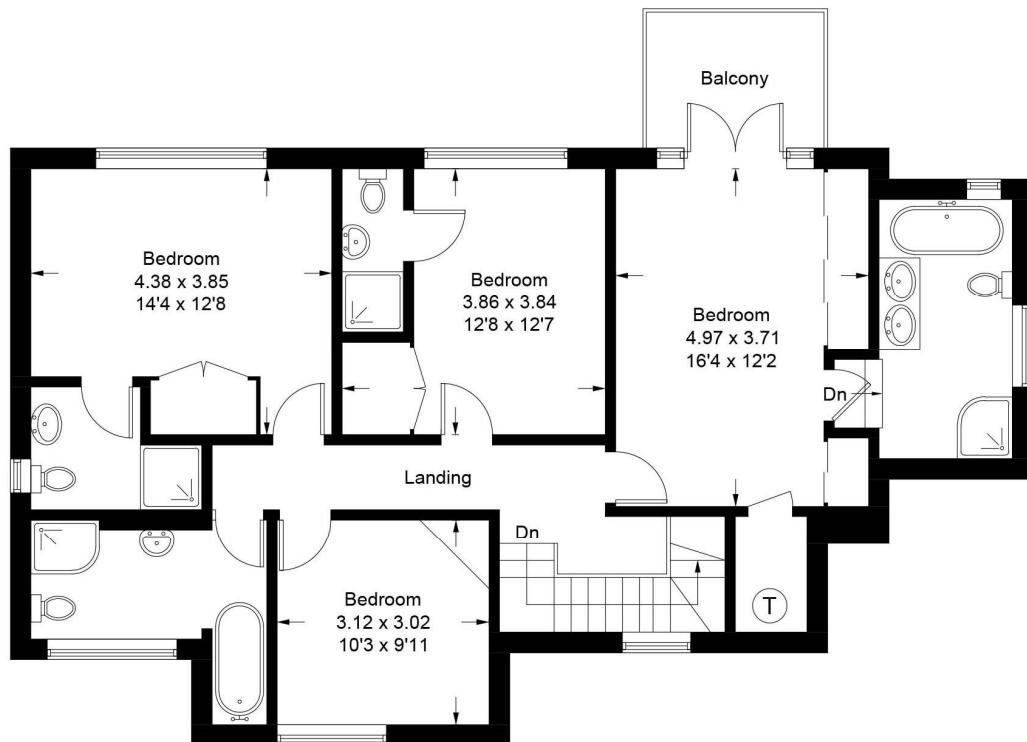
VIEWING

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

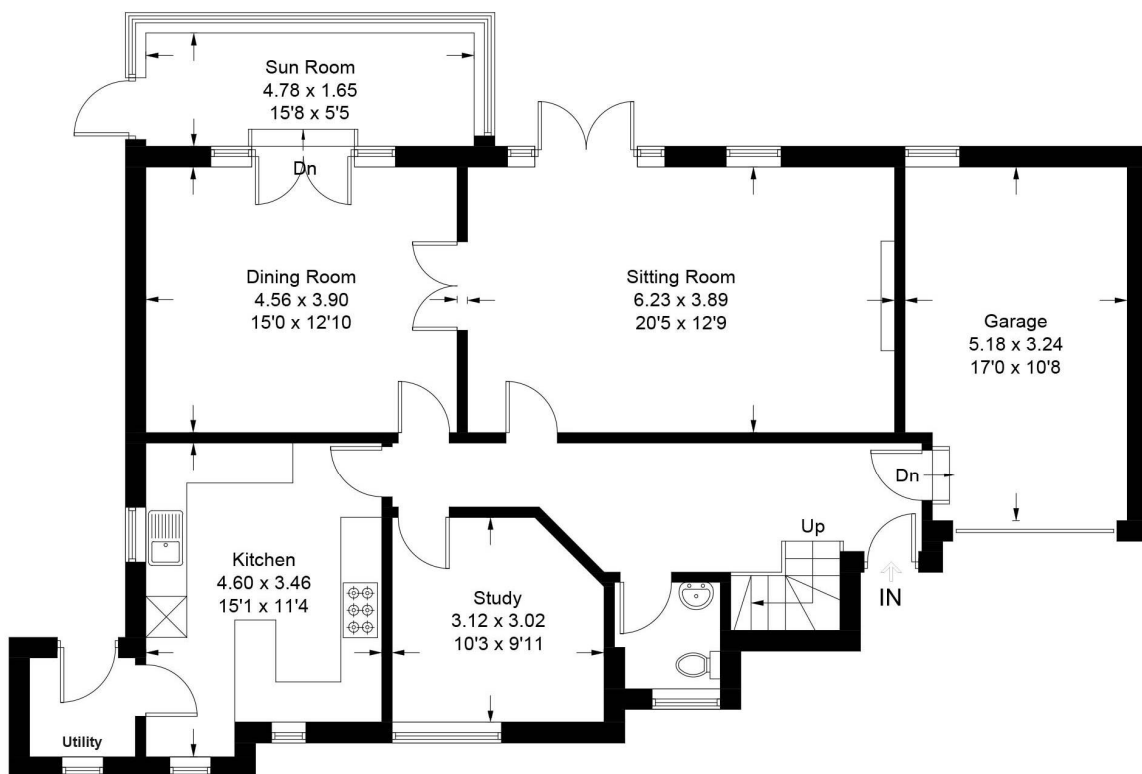


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Approximate Gross Internal Area = 210.5 sq m / 2266 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1084972)