



49 High Street, Hythe, Kent CT21 5AD



**HIDDEN HOUSE,
61 SEABROOK ROAD, HYTHE**

£795,000 Freehold

Occupying a generous plot of approximately a third of an acre from where it commands beautiful views of the sea, this enchanting period house offers versatile four bedroom accommodation with scope to extend and the potential to further develop the land with an additional dwelling (subject to necessary consents). EPC ?



Hidden House, 61 Seabrook Road, Hythe CT21 5QW

**Entrance Vestibule, Dining Hall, Sitting Room, Kitchen, Utility Room, Bathroom,
Three Bedrooms (one with En-Suite Bathroom),
Guest Wing with Sun Room, Sitting Room, Cloakroom,
Bedroom (with En-Suite Shower Room),
Gardens, Ample Parking, Large Garage**

DESCRIPTION

Hidden house is aptly named being set well back and being barely visible from the road. Believed to have been built in the 1830s as a coach house, the property has been in the ownership of the same family for many years and whilst it is fair to say that it does now require refurbishment, it also presents an exciting opportunity for prospective purchasers to create an exceptional home which is tailored to suit their own tastes and requirements. It is considered well worthy of any expenditure required and has been priced accordingly. The property occupies a generous plot of approximately one third of an acre and sits to the back of the land from where it enjoys a beautiful open vista to the sea over the pretty gardens which are tiered gently downwards away from the house. These in themselves present a further opportunity offering ample space for the construction of an additional dwelling to provide ancillary accommodation to the main house (subject to all necessary consents and approvals being obtained).

This enchanting property exudes charm and character with a wealth of original details throughout the comfortably proportioned accommodation which comprises an entrance vestibule leading to the dining hall beyond which is the sitting room to the right and to the left the inner hall which leads to a bathroom and the kitchen beyond which is the utility room and store room. On the first floor there are three double bedrooms, all enjoying sea views and one with an en-suite bathroom. Linked to the house by a sun room is the guest accommodation with a further sitting room, cloakroom and double bedroom with en-suite shower room.

The house has two vehicular access points, one with double gates (ready to be electrified) from Seabrook Road which open to a generous driveway leading to a large garage, the second from a private driveway over which we understand the house has a shared right of access. There is a double width driveway here and a further gated driveway beyond. The gardens are delightfully secluded with a wealth of mature planting and lovely spots to relax and enjoy an alfresco lifestyle.

SITUATION

This substantial detached house is conveniently situated on Seabrook Road, within reasonable walking distance of Hythe town centre and Seabrook with its local convenience store, public house and well regarded primary school. Hythe enjoys a bustling and vibrant High Street with a range of independent shops, boutiques, cafes and restaurants, doctors surgeries, dentists etc. The town is also well served with 4 supermarkets (including Waitrose, Sainsburys and Aldi). The property backs directly onto the banks of the Royal Military Canal 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, bowls club, 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 4.4 miles), Channel Tunnel Terminal (3.6 miles), the ferry port of Dover (11.5 miles) and Ashford International Passenger Station (15 miles). Sandling main line railway station, approximately 3 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 (3 miles) and Ashford with journey times of under an hour.



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a timber panelled door, tiled floor, two windows to front enjoying views over the garden and of the sea, glazed double doors with windows to either side and above opening to:

DINING HALL

Attractive brick built fireplace surround with polished timber mantelpiece, five display niches, exposed timbers to ceiling, doors to inner hall and sitting room, radiator.

SITTING ROOM

Stone fireplace surround with polished timber mantelpiece, exposed timbers to ceiling, window to side, glazed door with windows to either side opening to and overlooking the garden with views to the sea beyond, radiator.

INNER HALLWAY

Staircase to 1st floor with access to understairs storage cupboard, doors to bathroom and storage cupboard housing gas fired boiler, open plan to:

KITCHEN

Range of base cupboard and drawer units incorporating recess and plumbing for dishwasher, square edged worktops inset with stainless steel sink and drainer unit with mixer tap, electric hob, tiled splashback, coordinating wall cupboards, integrated eyelevel double oven/grill, window to front overlooking the garden and with views to the sea, radiator, door to:

SIDE HALLWAY

Windows and glazed door to the garden, doors to utility room and storeroom.

UTILITY ROOM

Space and plumbing for washing machine and tumble dryer, butlers sink, wall shelving, window front.

BATHROOM

Corner panelled bath, walk-in tiled shower enclosure, low level WC and bidet, wash basin, localised tiling, illuminated mirrored alcove, opaque internal window, radiator.

FIRST FLOOR LANDING

Access to loft space, window to rear, range of fitted storage cupboards, doors to:

BEDROOM

Double glazed window to front overlooking the garden and with views of the sea beyond, radiator.

BEDROOM

Built-in heated linen cupboard housing factory lagged hot water cylinder, former fireplace recess which is shelved, window to front overlooking the garden and with views of the sea beyond, window to side, radiator, door to:

EN-SUITE BATHROOM

Panelled bath with electric shower, pedestal wash basin, low level WC, window to front, radiator.

BEDROOM

Window to front enjoying views to the sea, radiator.









GUEST ACCOMMODATION

SUNROOM

Set on a brick built base with double glazed windows and casement door to front, double glazed sliding patio doors to rear, beneath a pitched polycarbonate roof, door to:

ENTRANCE HALL

Staircase to 1st floor, door to sitting room and door to:

CLOAKROOM

Low level WC, wash basin with vanity cupboard below, walls tiled to half height, double glazed window to front.

SITTING ROOM

Range of cabinets with bookshelves above, recessed lighting, double glazed window and double glazed casement doors opening to the garden and with views of the sea, electric heater.

FIRST FLOOR LANDING

Double glazed windows to front and side enjoying views of the sea, electric heater, door to:

BEDROOM

Range of built-in wardrobe cupboards, recessed lighting, double glazed window to front enjoying views over the garden and of the sea, electric heater, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure, low level WC, wash basin with mixer tap and vanity cupboard below, shelved storage cupboard, shaver point, recessed lighting, extractor fan, heated towel rail.

OUTSIDE

THE GARDENS

Hidden house is approached by a long driveway over which it has a right of access. This leads to a double width driveway with a gate giving access to the garden. Beyond this area is a further gated driveway and timber framed storage shed.

The garden is predominantly to the front of the house and enjoys a southerly aspect. There is a generous partially paved seating area directly to the front of the house edged by expanses of lawn backed by borders planted with a variety of shrubs, herbaceous and other plants including roses, hydrangea, peony and hibiscus amongst others. There is also a lovely specimen magnolia. A central pathway leads to flights of steps descending through the garden which is tiered over a further three levels again incorporating expanses of lawn surrounded by similarly stocked borders and with various specimen trees including a maple and silver birch. The southernmost boundary of the property is denoted by a fence and mature hedge and is broken by a pair of substantial timber ledge and braced gates (with a power supply ready to electrify them) set between a pair of brick built piers which open to a generous driveway providing parking and turning for numerous vehicles and access to the:

DETACHED GARAGE

Of a generous size with pair of timber doors to front and supplied with power and lighting. Provision for EV charging point.

EPC Rating Band

COUNCIL TAX

Band E approx. £2810.69 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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







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The Hidden House, Hythe, CT21

Approximate Gross Internal Area

Ground Floor = 144.7 sq m / 1557 sq ft

First Floor = 97.3 sq m / 1047 sq ft

Total = 242.0 sq m / 2604 sq ft

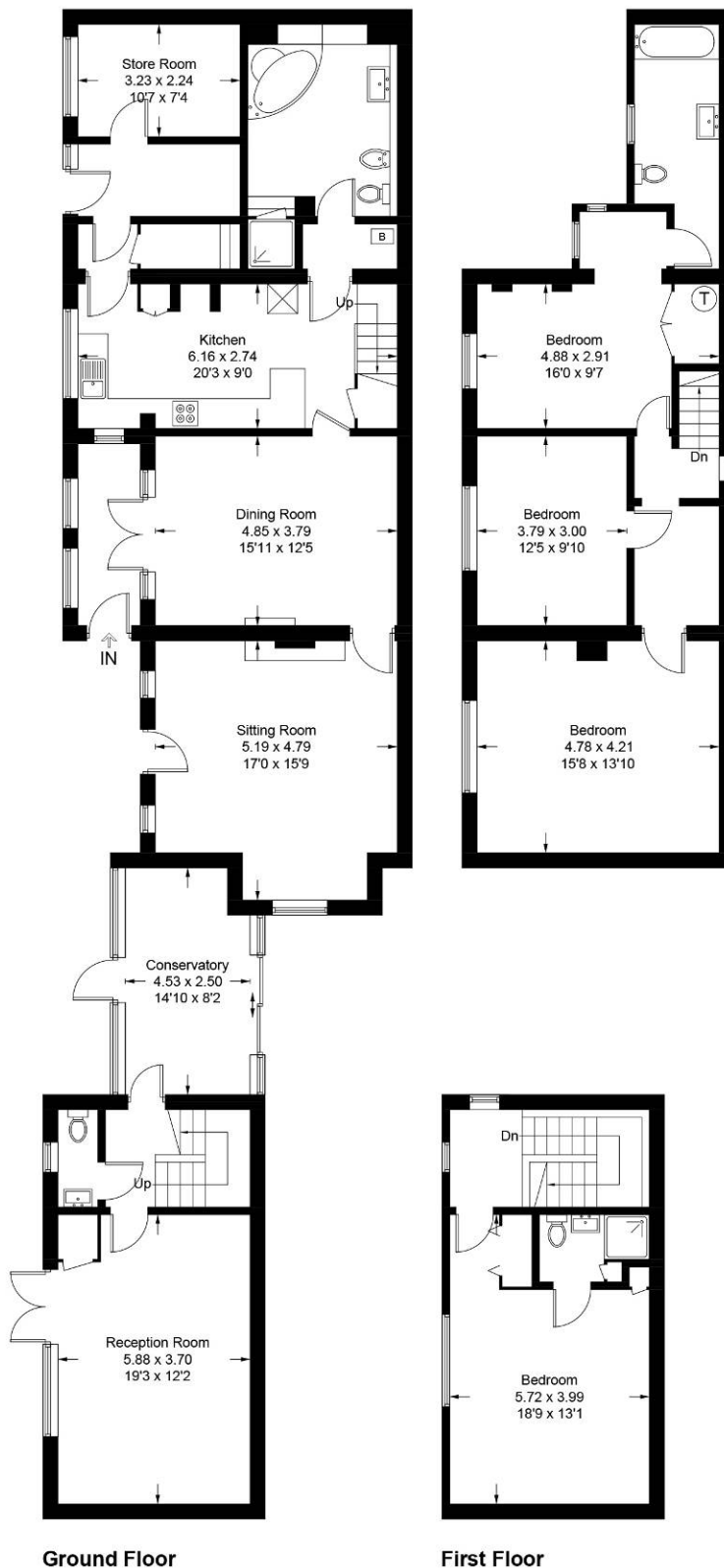


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