

LAWRENCE & Co

- of Hythe -

49 High Street, Hythe, Kent CT21 5AD



149 SEABROOK ROAD, SEABROOK, HYTHE

£375,000 Freehold

In a sought after location, close to the seafront and the Royal Military Canal, this terraced period house offers comfortable and well presented accommodation. Comprising a sitting room open plan to the dining room, a smartly fitted kitchen, cloakroom, three double bedrooms & bathroom. Delightful rear garden. EPC D



**149 Seabrook Road,
Seabrook, Hythe CT21 5RB**

**Entrance Hall, Sitting Room open plan to Dining Room, Kitchen,
Utility/Cloakroom,
Three Bedrooms, Bathroom,
Pretty Garden to Rear, Parking to Front**

DESCRIPTION

This charming period property offers attractively presented accommodation which is of particularly comfortable proportions with some lovely original features. The accommodation comprises a welcoming entrance hall leading to the dining room which, in turn, is open plan to the sitting room. The sleek modern kitchen benefits from integrated appliances, granite worktops and access to the garden. Beyond this is the rear lobby and cloak/utility room. On the first floor there are three double bedrooms and a smartly fitted bathroom. There is some potential to convert the attic space if extra space is required (subject to obtaining all necessary consents and approvals).

To the front of the house is a generous block paved driveway providing off road parking. To the rear the garden is a delight with a generous patio area, a central lawn surrounded by pretty planting for year round interest and a further, slightly elevated terrace before the lovely garden room which also benefits from an integral storage shed. There is also rear access.

SITUATION

This well situated property is close to local amenities in Seabrook including a village shop, public house and well thought of Primary School. The beach is a very short walk away 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 is only 20 minutes by car. The ferry port of Dover is approximately 12 miles away. (All distances are approximate).



The accommodation comprises:

ENTRANCE HALL

Staircase to first floor, door to sitting room, open through to :-

DINING ROOM

Access to understairs storage area, original built in cupboards, painted timber mantelpiece with fireplace recess below, double glazed full height window to rear fitted with plantation style shutters, open to:-

SITTING ROOM

Fireplace recess inset with living flame gas fire, double glazed bay window to front fitted with plantation style shutters, picture rail, radiator, door to entrance hall.

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated slimline dishwasher and integrated electric oven, square edged granite worksurface with surface mounted ceramic sink with freestanding mixer tap, ceramic hob with extractor hood above, tiled splashbacks, coordinating wall cupboards, space for freestanding American fridge freezer, double glazed door to rear garden, door to:-

REAR LOBBY

Wall mounted wash basin with mixer tap, double glazed door to garden, tiled floor, door to:-

CLOAKROOM/UTILITY AREA

Low level WC, recess and plumbing for washing machine, window to side, radiator, tiled floor.

FIRST FLOOR LANDING

Split level, access to loft space and access to deep shelved cupboard, doors to:-

BEDROOM 1

Double glazed window to front fitted with plantation style shutters, radiator.

BEDROOM 2

Double glazed window two rear fitted with plantation style shutters, built-in wardrobe, radiator.

BEDROOM 3

Double glazed window to rear fitted with plantation style shutters, window to side, radiator.

BATHROOM

P ended shower bath with mixer tap and thermostatically controlled shower over and handheld shower attachment, glazed shower screen, low level WC, pedestal wash basin, tiled walls, extractor fan, heated towel rail.

OUTSIDE

Directly to the rear of the property is a stone paved terrace, providing the ideal environment to relax and dine alfresco, and leading to a further area of lawn backed by borders planted with a variety of shrubs, herbaceous and other plants including bottlebrush, an evergreen clematis and jasmine. From here a flight of three steps lead to an elevated stone paved terrace and access to the garden room. A timber gate gives rear access.

GARDEN ROOM

Of timber framed construction and fully insulated with power, light and heating, timber framed double glazed double doors with full height double glazed windows to either side, access to deep walk-in storage area.

FRONT GARDEN

To the front of the property is a block paved driveway providing off-road parking.

EPC Rating Band D

COUNCIL TAX

Band C approx. £2044.14 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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



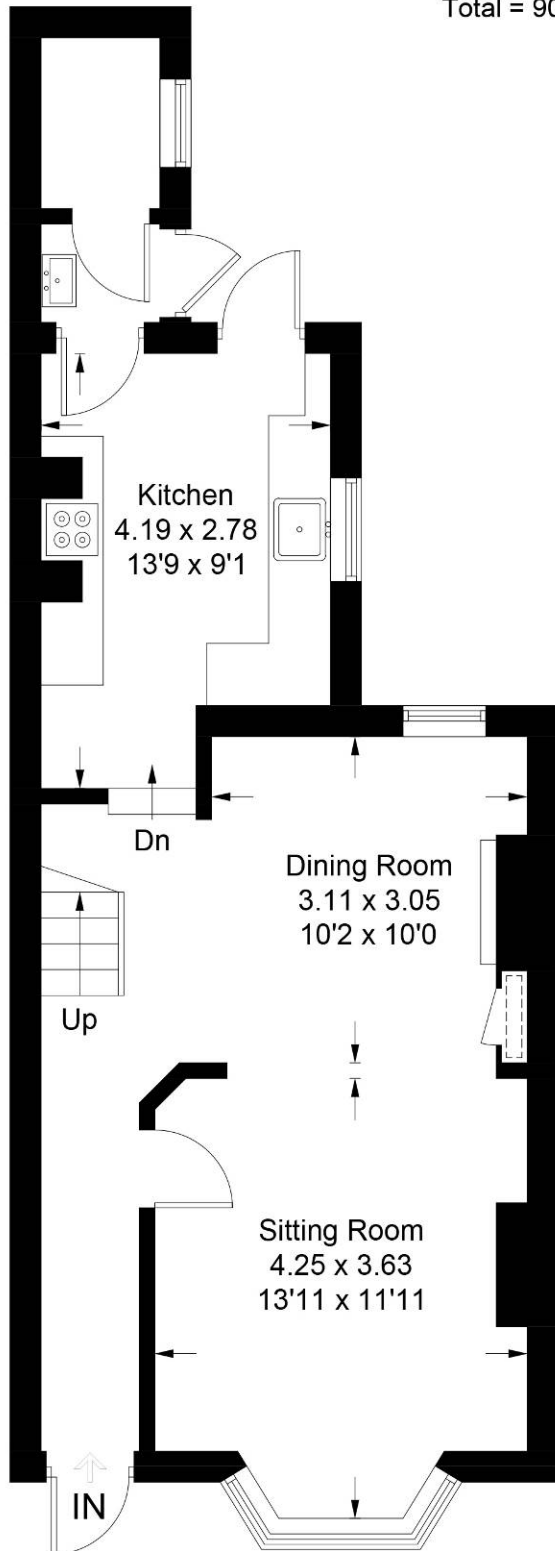




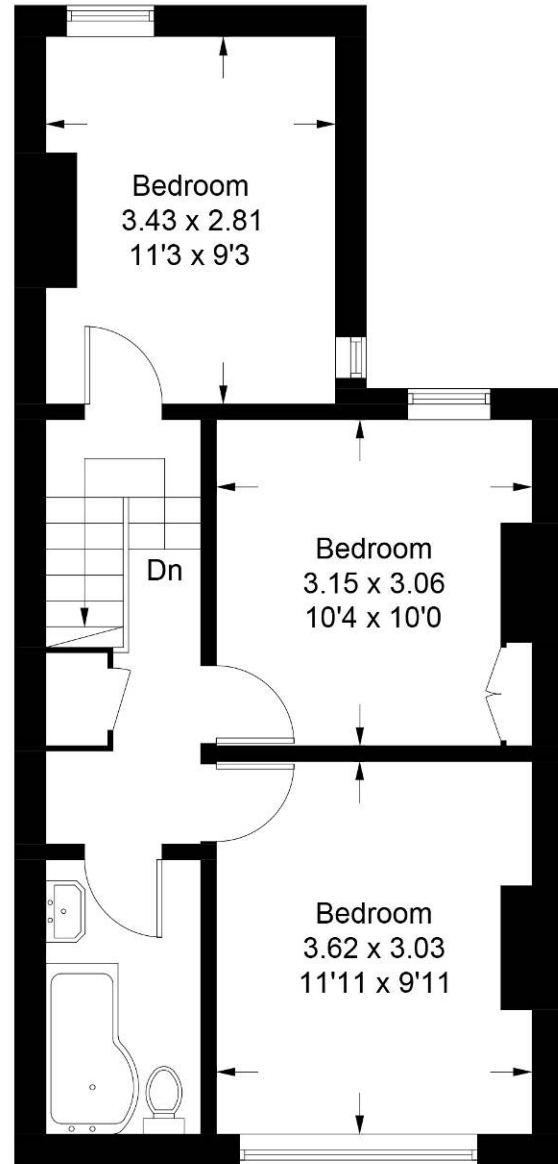
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Seabrook Road, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 47.7 sq m / 513 sq ft
First Floor = 42.8 sq m / 461 sq ft
Total = 90.5 sq m / 974 sq ft



Ground Floor



First Floor

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