



49 High Street, Hythe, Kent CT21 5AD



**176 SEABROOK ROAD,  
HYTHE**

**£445,000 Freehold**

**A handsome period house in a popular location with a 200 (plus) ft south facing garden backing directly onto the tow path of the Royal Military Canal. The house requires general updating but with 2 reception rooms and 4 bedrooms, has the potential to provide a beautiful home with the benefit of parking. EPC D**



**176 Seabrook Road,  
Hythe CT21 5RA**

**Entrance Hall, Sitting Room, Dining Room,  
Kitchen/Breakfast Room,  
Four Bedrooms, Bath and Shower Rooms,  
Off Road Parking**

#### **DESCRIPTION**

This handsome semi-detached period house is situated in a sought after location where it benefits from a 200ft south facing garden giving direct access to the banks of the Royal Military Canal. The property has been in the ownership of the same family for many years and it is fair to say that it does now require general updating and improvement. With a wealth of original features and very comfortably proportioned accommodation, it has the potential to provide an exceptionally comfortable family home, is considered well worthy of any expenditure required and has been priced accordingly.

The accommodation comprises a welcoming entrance hall leading to the sitting room with its cosy open fire, the separate dining room and kitchen breakfast room, both of which open onto the garden. On the first floor there are two bedrooms plus a bathroom and shower room and on the second floor there are two further bedrooms, the one to the rear enjoying views to the sea.

The 200 (plus) ft garden is a tranquil haven, incorporates various sheds and a former garage/workshop, fruit trees etc and also benefits from direct access to the Royal Military Canal. The house also has the unusual advantage of off street parking.

#### **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 at the end of the garden. 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**

Central archway with decorative corbel supports, decorative ceiling rose, staircase to 1st floor with polished timber handrail, block and turned spindles and terminating in a block and turned new post, access to understairs storage cupboards, radiator, doors to:

### **SITTING ROOM**

Attractive marble fireplace surround with cast iron and tiled insert with provision for an open fire over a tiled hearth, deep moulded cornice, decorative ceiling rose, bay with double glazed windows to front, radiator.

### **DINING ROOM**

Coved ceiling, double glazed casement doors opening to rear garden, radiator.

### **KITCHEN**

Fitted with a range of base cupboard and drawer units incorporating recesses and plumbing for washing machine and dishwasher and an integrated electric oven, square edge wood block worktops inset with four burner halogen hob and deep ceramic butlers sink with mixer tap, tiled splashback, coordinating wall cupboards, shelved recess, original pine dresser, space for freestanding fridge freezer, coved ceiling, tiled floor, double glazed window side, double glazed casement doors opening to and overlooking the rear garden, radiator.

### **FIRST FLOOR LANDING**

Staircase continuing to 2nd floor, doors to:

### **BEDROOM**

Attractive marble fireplace surround with cast iron and tiled insert, deep moulded cornice, two double glazed windows to front, radiator.

### **BEDROOM**

Built-in shelved storage cupboard, further built-in linen cupboard housing wall mounted gas fired boiler, double glazed window to rear, radiator.

### **BATHROOM**

Panelled bath, wash basin set upon a vanity cupboard, low-level WC, walls tiled to half height, obscured double glazed window to rear, heated towel rail/radiator.

### **SHOWER ROOM**

Tiled shower enclosure, low level WC, wall hung wash basin, obscured double glazed window to side, extractor fan.

### **SECOND FLOOR LANDING**

Access to loft space, doors to:

### **BEDROOM**

Attractive painted cast-iron fireplace surround, dormer with double glazed window to front, radiator.

### **BEDROOM**

Dormer with double glazed window to rear overlooking the garden and enjoying views to the sea, radiator.

### **OUTSIDE**

To the side of the house there is off-road parking for a single vehicle at the end of which double gates give access to the rear garden. Directly to the rear of the property is a generous split level paved terrace incorporating a timber framed storage shed Beyond which is a freestanding detached **workshop** supplied with power and light. The remainder of the garden enjoys a southerly aspect and is laid extensively to lawn with a central pathway leading past an ornamental pond, greenhouse, shed and various shrubs, herbaceous and other plants together with specimen fruit trees. At the far end of the garden access can be gained to the Royal Military Canal

### **EPC Rating Band D**

### **COUNCIL TAX**

Band D approx. £2299.66 (2024/25)  
Folkestone & Hythe District Council.

### **VIEWING**

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



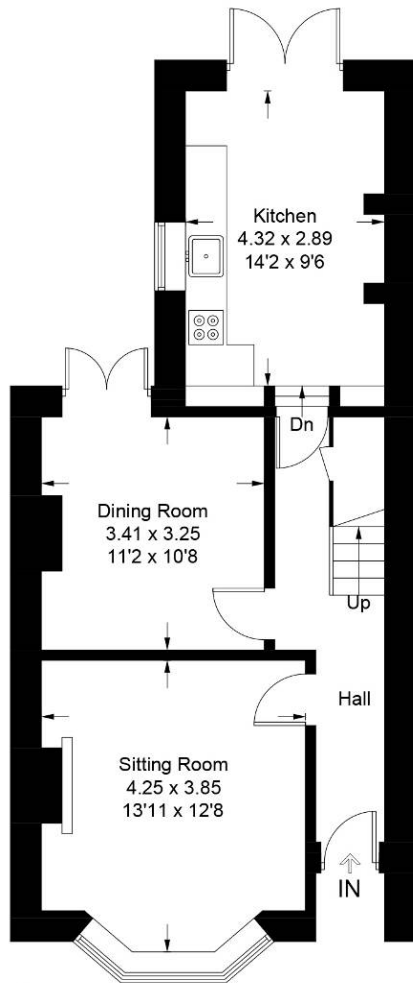




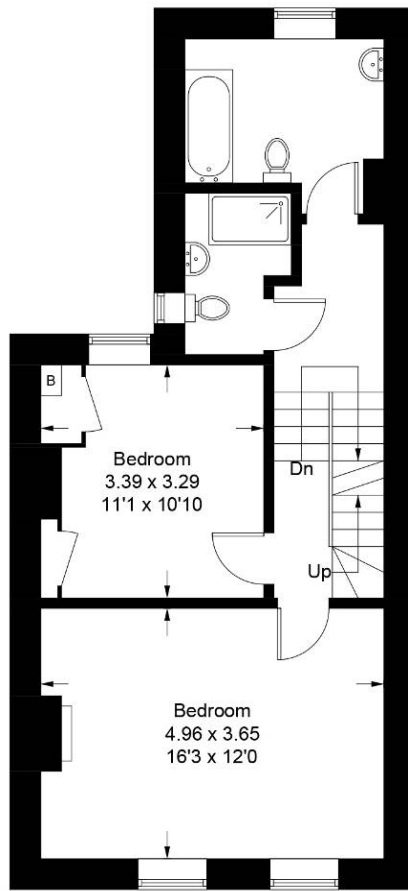
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# Seabrook Road, Hythe, CT21


Approximate Gross Internal Area  
Ground Floor = 50.9 sq m / 548 sq ft  
First Floor = 49.8 sq m / 536 sq ft  
Second Floor = 32.7 sq m / 352 sq ft  
Total = 133.4 sq m / 1436 sq ft

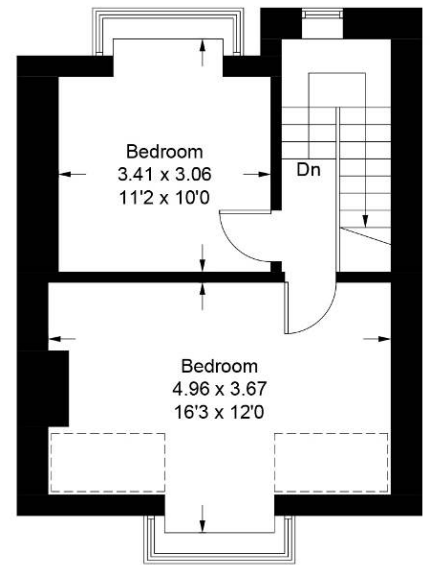


**Ground Floor**



**First Floor**

 = Reduced headroom below 1.5m / 5'0"



**Second Floor**

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