



49 High Street, Hythe, Kent CT21 5AD



65 HIGH RIDGE SEABROOK

£315,000 Freehold
NO ONWARD CHAIN

A well presented and thoughtfully extended semi-detached bungalow in a sought after location. Comprising a sitting/dining room, kitchen, two double bedrooms, shower room & bathroom. Delightful west facing rear garden with summer house. Off-road parking. EPC D.



**65 High Ridge
Seabrook
Hythe
CT21 5TF**

**Sitting/Dining Room, Kitchen,
Two Double Bedrooms, Bathroom, Shower Room,
Off-Road Parking, Gardens to Front & Rear**

DESCRIPTION

This semi-detached bungalow offers versatile and well presented accommodation. The accommodation comprises a light and airy sitting/dining room, fitted kitchen, two double bedrooms, bathroom and shower room.

The delightful west facing rear garden is a particularly attractive feature of the property and incorporates a pleasant terrace and a generous area of lawn and a summer house. There is a driveway providing off road parking.

SITUATION

High Ridge is a desirable and peaceful road in Seabrook which is a popular residential area between Hythe and Sandgate (1.5 miles and 1.2 miles respectively) and is very accessible to both. The area benefits from a local shop, pub and highly regarded primary school.

The quaint, unspoilt town of Hythe has a selection of independent shops and restaurants, together with 4 supermarkets (including Waitrose, Sainsburys and Aldi), doctors, dentist, etc. There is a fortnightly farmers market and many clubs and societies that welcome new members. There are three golf courses in the vicinity, as well as sailing, bowls, cricket, squash and tennis clubs and the Leisure Centre at the Hotel Imperial.

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, Folkestone Central and also Ashford Station. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is 2.5 miles away. The ferry port of Dover is approximately 11 miles away. (All distances are approximate).

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The accommodation comprises:

SITTING/DINING ROOM

Entered via a UPVC and obscured double glazed door, timber effect flooring, contemporary fireplace and hearth with pebble effect living flame gas fire, coved ceiling, double glazed window to front, double glazed sliding patio doors opening to and overlooking the rear garden, radiator, door to kitchen, door to:-

INNER HALL

Access to deep shelved linen cupboard, access to loft space, doors:-

BEDROOM

Range of fitted wardrobe cupboards, coved ceiling, double glazed window to front, radiator.

BATHROOM

Step-in bath with mixer tap and handheld shower attachment, low level WC, wash basin with mixer tap and vanity cupboard below, extractor fan, obscured double glazed window to side, heated towel rail.

KITCHEN

Range of base cupboard and drawer units incorporating integrated oven and recesses for washing machine and freestanding fridge freezer, roll top work surfaces inset with stainless steel 1 ½ bowl sink and drainer unit with mixer tap, five burner gas hob, tiled splashback, coordinating wall cupboards, cupboard housing Worcester gas fired boiler, double glazed window to rear overlooking the garden, obscured double glazed door to:-

INNER HALL

Obscured double glazed door to front, access to loft space, double glazed door to garden, door to:-

BEDROOM

Double glazed sliding patio doors opening to and overlooking the rear garden, double glazed window to rear, radiator, door to:-

SHOWER ROOM

Tiled shower enclosure fitted with Myra thermostatically controlled shower, low level WC, pedestal wash basin and tiled splashback, obscured double glazed window to front, radiator, extractor fan.

OUTSIDE

FRONT GARDEN

The garden to the front of the property incorporates a driveway providing off-road parking. The remainder of the garden is contained by a low brick wall with an area of lawn and borders planted with a variety of shrubs including Hebe, Japonica fatsia, yucca and hydrangea. A path and steps lead to the front door.

REAR GARDEN

The garden to the rear of the property is well enclosed by mature evergreen hedging and timber panelled fencing. Directly to the rear of the bungalow is a paved patio area extending to the remainder of the garden which is laid extensively to lawn and edged by various shrubs and other plants and incorporates a freestanding timber framed shed and summer house with decked terrace before it. Outside lighting, outside tap.

EPC Rating D

COUNCIL TAX

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

VIEWING

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







Highridge, Hythe, CT21

Approximate Gross Internal Area = 67.6 sq m / 728 sq ft

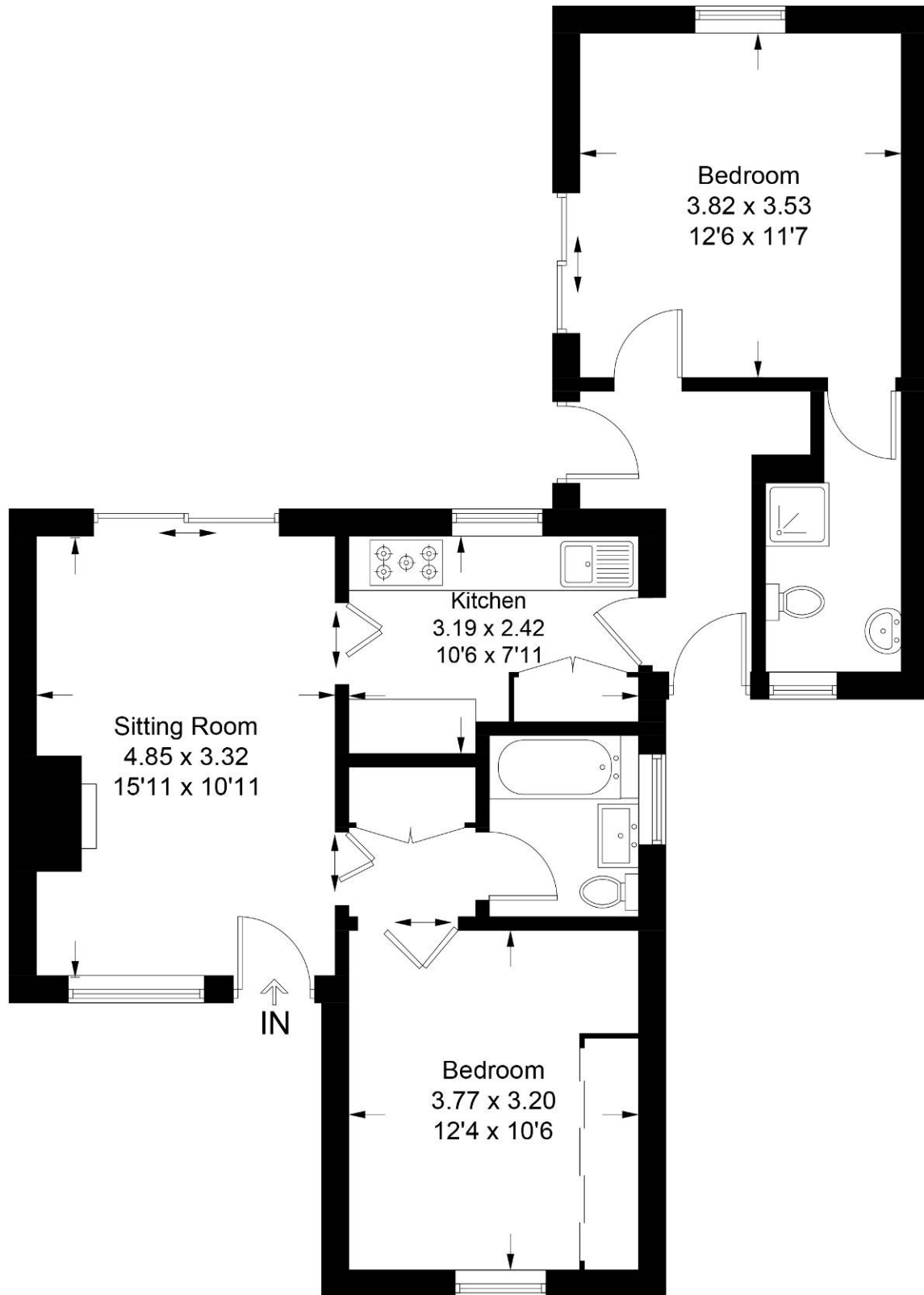


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