



49 High Street, Hythe, Kent CT21 5AD



## 2 VIEW FRANCE CLOSE SEABROOK, HYTHE

**£635,000 Freehold**

This modern semi-detached house is situated in an elevated position from where it enjoys magnificent sea views. The spacious accommodation is designed to complement a modern lifestyle and comprises an open plan kitchen/living space, 2 reception rooms, 3 bedrooms (1 en-suite) and bathroom. Garden & parking. EPC C



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## **2 View France Close Seabrook, Hythe CT21 5EE**

**Entrance Hall, Sitting Room, Bedroom 3, Cloakroom,  
Open Plan Kitchen/Dining/Living Space, Dining Room, Utility Room,  
Principal Bedroom with En-Suite Shower Room, Bedroom 2,  
South Facing Garden**

### **DESCRIPTION**

This stunning semi-detached house is situated on an exclusive cul-de-sac from where it commands magnificent views to The English Channel and France on a clear day from its enviable vantage point. It has been thoughtfully designed in order to maximise the stunning southerly aspect and offers impeccably presented accommodation.

Comprising a welcoming entrance hall, a generous sitting room with full height sliding doors opening to a Juliet balcony from where the magnificent sea views can be enjoyed, also on this level is a double bedroom and cloakroom. On the lower floor there is an open plan kitchen/dining/living space with a pair of double doors opening to and uniting the space with the south facing garden, a separate dining room and a useful utility/cloakroom. On the first floor is a large principal bedroom, enjoying sea views, with en-suite shower room and a further double bedroom and family bathroom.

The property is approached via a private driveway which opens to a generous parking area where the property benefits from two allocated parking spaces with EV charger. The south facing rear garden is composite decked with access to the side leading to a useful undercroft storage room. The property is serviced by an air sourced heating pump and solar water heating.

### **SITUATION**

Seabrook 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 and there are bus routes nearby.

The quaint, unspoilt town of Hythe enjoys a bustling High Street offering a selection of independent shops, boutiques, cafes and restaurants. The town is also well served by 4 supermarkets (including Waitrose, Sainsbury and Aldi), doctors, dentists, 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, tennis, cricket and squash clubs together with 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).





The accommodation comprises:

### **ENTRANCE HALL**

Entered via a solid oak front door with opaque double glazed window to side, staircase to first floor and lower ground floor, engineered oak flooring, recessed lighting, contemporary vertical radiator, door to:

### **SITTING ROOM**

Double glazed sliding doors opening onto a Juliet balcony and enjoying magnificent sea views (fitted with day & night blinds), two contemporary vertical radiator.

### **CLOAKROOM**

Low level WC with concealed cistern, wash hand basin with vanity cupboard below, obscure double glazed window to front, engineered oak flooring, recessed lighting, radiator.

### **BEDROOM 3**

Double glazed window to front, contemporary vertical radiator.

### **LOWER GROUND FLOOR LANDING**

Doors to:-

### **OPEN PLAN KITCHEN/DINING/LIVING SPACE**

Well fitted with a range of base cupboard and drawer units incorporating integrated eye level oven, microwave and warming drawer, integrated fridge and freezer, coordinating peninsula unit with cupboards and drawers and incorporating integrated dishwasher, square edged worktop inset with sink and drainer unit with mixer tap, induction hob with stainless steel extractor hood above, pair of double glazed doors opening to the rear garden, double glazed window to side (all fitted with day & night blinds) recessed lighting, contemporary vertical radiators, engineered oak.

### **DINING ROOM**

Double glazed window to front, recessed

lighting, engineered oak flooring, two wall light points, contemporary vertical radiator.

### **UTILITY ROOM**

Access to understairs storage area, worksurface inset with stainless steel sink and drainer unit with mixer tap and cold water filter tap and with cupboard beneath, recess and plumbing for washing machine and space housing water softener, low-level WC with concealed cistern, two double glazed windows to rear, built-in cupboard and shelving area.

### **SECOND FLOOR LANDING**

Access to loft space, access to airing cupboard housing the Vented hot water cylinder, doors to:

### **PRINCIPAL BEDROOM**

Pair of double glazed windows to rear enjoying panoramic views of the sea (fitted with black out blinds), built-in Sharps wardrobe cupboards concealed by sliding mirrored doors, recessed lighting, ceiling fan and light, radiator, door to:

### **EN-SUITE SHOWER ROOM**

Tiled shower enclosure with thermostatically controlled shower, wash basin with mixer tap set into worksurface with vanity cupboard below, low-level WC with concealed cistern, heated ladder towel rail, tiled floor, extractor fan.

### **BEDROOM 2**

Double glazed window to rear (fitted with black out blinds), radiator.

### **BATHROOM**

Panelled bath with mixer tap, wash basin with set into worksurface with vanity cupboards below, low level WC with concealed cistern, tiled walls, tiled floor, obscure double glazed window to front (fitted with day & night blinds), recessed lighting, heated ladder towel rail.







## OUTSIDE

The garden to the rear enjoys a southerly aspect and is well enclosed by close boarded timber panelled fencing and composite decking for ease of maintenance. Outside lighting and electric awning. A timber gate to the side gives access to a stone paved area to the front of the property, air source heat pump, metal staircase to entrance level, door to:

## UNDERCROFT STORAGE ROOM

A generous space with power and light.

The property has two allocated parking spaces.

## EPC Rating C

## COUNCIL TAX

Band E approx. £2944.46 (2025/26)  
Folkestone & Hythe District Council.

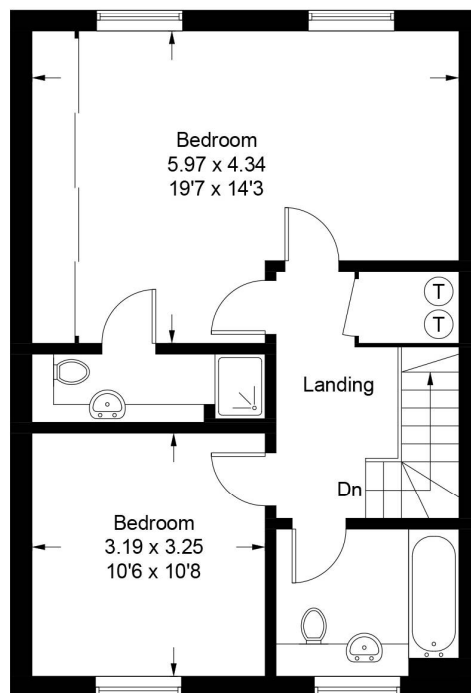
## VIEWING

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



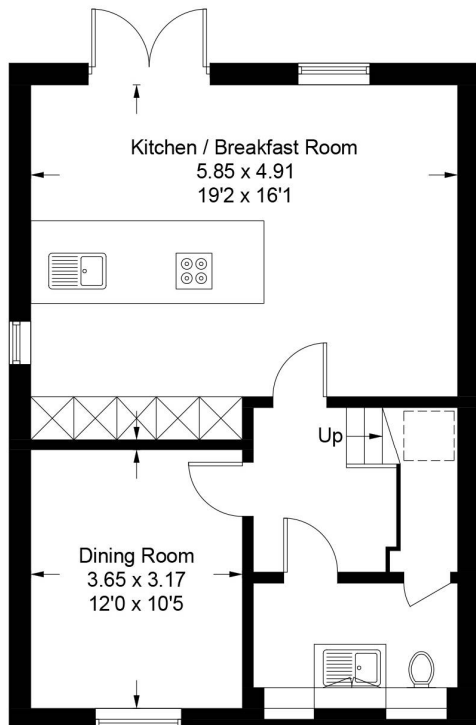
# View France Close, Sandgate, CT21

Approximate Gross Internal Area  
 Lower Ground Floor = 52.0 sq m / 560 sq ft  
 Ground Floor = 53.9 sq m / 580 sq ft  
 First Floor = 53.5 sq m / 576 sq ft  
 Total = 159.4 sq m / 1716 sq ft

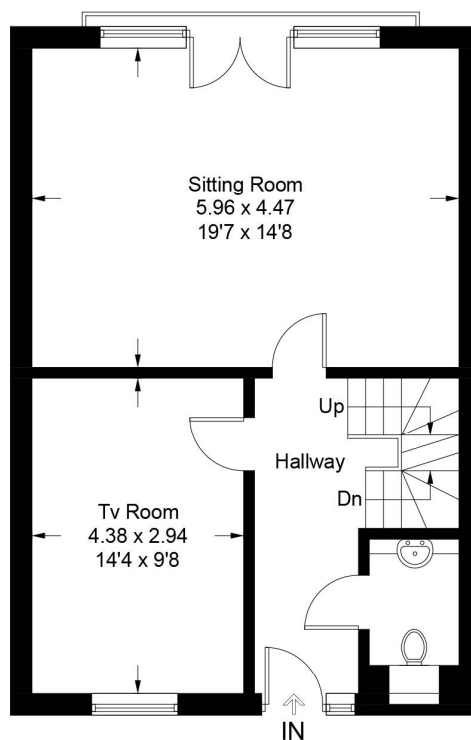


**First Floor**

= Reduced headroom below 1.5m / 5'0"



**Lower Ground Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1186296)