



19 Seabrook Road Hythe CT21 5NB

- Modern Detached Townhouse
 - Immaculately Presented
 - Well-Appointed Kitchen/Diner
- Master Bedroom With En Suite Bathroom
 - Integral Garage
- High Quality Contemporary Design
- Spacious Living Room With Views
 - Separate Utility/Cloakroom
- Guest Bedroom With En Suite Shower Room
 - Close To High Street & Amenities

Asking Price £395,000 Freehold





Mapps Estates are delighted to bring to the market this contemporary design two bedroom detached townhouse, part of an exclusive modern development conveniently located close to Hythe high street and within level walking distance of the Royal Military Canal and the seafront. The high specification accommodation is arranged over three floors, with under floor heating to the ground floor reception hall and cloakroom, a master suite and guest suite to the first floor, both with fitted wardrobes and luxury en suite facilities, and a spacious living room, large kitchen/diner and a separate utility/cloakroom to the second floor enjoying views of the surrounding area. The property also benefits from an integral garage. Making an excellent coastal residence or an ideal holiday retreat, an early viewing comes highly recommended.

Located within walking distance of Waitrose and the high street, which boasts an excellent array of independent shops and restaurants, as well as doctors' surgeries, dentists, and a public library. Hythe also enjoys the Royal Military Canal, St Leonard's Church on the hillside, the Romney, Hythe & Dymchurch light railway and an unspoilt seafront promenade and beach. Golf courses are also available in the local area. The M20 motorway, Channel Tunnel terminal and port of Dover are also easily accessed by car, along with high speed rail services available from Folkestone West station (approximately 15 minutes away by car), giving access to London St Pancras in approximately 50 minutes.

Ground Floor:

Reception Hall

With contemporary design front entrance door with double glazed inset panels, tiled floor with under floor heating, heating control panel, recessed downlighters, stairs to first floor with oak handrail and glazed balustrade panels, doors to cloakroom and integral garage.

Cloakroom

With a wall-hung wash hand basin with mixer tap and fitted mirror over and store cabinet under, wall-hung WC with concealed cistern, recessed downlighters, extractor fan, tiled floor with underfloor heating.

Integral Garage 18' x 9'11

With remote controlled sectional up and over door, motion-sensor automatic lighting, walk-in boiler cupboard housing wall-mounted Worcester Bosch gas-fired boiler and pressurised hot water cylinder, consumer unit, fitted shelving, power points.

First Floor:

Landing

With full length UPVC double glazed window with integral blinds, stairs to second floor with oak handrail and glazed balustrade panels. recessed downlighters, radiator, doors to both bedroom suites.

Master Bedroom 15'8 x 10'5

With dual aspect full length UPVC double glazed windows with integral blinds, fitted double wardrobe, recessed downlighters, radiator, door to en suite bathroom.

En Suite Bathroom 6'8 x 5'7

With UPVC frosted double glazed window, panelled bath with rainfall shower, separate hand-held shower attachment and shower screen over, wall-hung wash hand basin with mixer tap, large recessed fitted mirror and downlighters over, wall-hung WC with concealed cistern, shaver point, fully tiled walls, tiled floor, recessed downlighters, extractor fan, chrome effect heated towel rail.

Guest Bedroom 11'1 x 10'5

With full length UPVC double glazed window with integral blinds, recessed downlighters, walk-in wardrobe with hanging rails, fitted shelving and recessed downlighters, radiator, door to en suite shower room.



En Suite Shower Room 6'5 x 6'3

With UPVC frosted double glazed window, large quadrant shower cubicle with rainfall shower, water jets and hand-held shower attachment, combination extractor/downlighter over, wall-hung wash hand basin with mixer tap, large recessed fitted mirror and downlighters over, wall-hung WC with concealed cistern, tiled shelf, shaver point, fully tiled walls, tiled floor, recessed downlighters, extractor fan, chrome effect heated towel rail.

Second Floor:

Landing

With vaulted Velux window over, UPVC double glazed window with integrated blinds and hillside views, oak handrail and glazed balustrade panels, recessed downlighters, radiator, doors to living room and kitchen/diner.

Living Room 18'1 x 10'5

With feature corner UPVC double glazed

window with integral blinds and hillside views, full length UPVC double glazed window with integral blinds looking onto church, Velux window with hillside view, recessed downlighters, radiator.

Kitchen/Diner 17'6 x 10'6

With full length UPVC double glazed window to Dining Area with integral blinds and hillside view, high quality fitted kitchen comprising a range of white gloss finish store cupboards and drawers, square edge worktops with matching upstands, inset stainless steel sink/drainer with mixer tap over, Velux window, inset four ring Bosch ceramic hob with pull-out extractor over and electric oven under, integrated fridge/freezer and dishwasher, recessed downlighters, tiled floor, radiator, door to utility/cloakroom.

Utility/Cloakroom 6'11 x 6'6

With Velux window and hillside view, square edge worktop and matching upstand with space and plumbing under for washing machine and tumble dryer, wall-hung wash hand basin with



mixer tap and large recessed fitted mirror over, wall-hung WC with concealed cistern, tiled shelf, chrome effect heated towel rail, tiled floor, extractor fan, recessed downlighters.

Agent's Note:

Please note, there is no garden or outside space with this property. There is also a second garage integral to the building which is leased to a neighbouring property. We have been informed that under the terms of the lease, this garage can be used for car storage only by the neighbouring tenant, the freeholder of the neighbouring property contributing one fifth of the annual buildings insurance premium on the garage. There is also a peppercorn ground rent.





Local Authority Folkestone & Hythe District Council
Council Tax Band B
EPC Rating B

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 93 |
| (81-91) B | | 83 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
 Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
 info@mappsestates.co.uk
 http://www.mappsestates.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.