



## Whitenbrook

Hythe CT21 5SX

- Unique & Substantial Detached Residence
  - Six Bedrooms
  - Feature Vaulted Ceilings
  - Two Bathrooms & Shower
  - Driveway & Large Integral Garage
- Multi-Level Accommodation
- Three Spacious Reception Rooms
- Modern Kitchen/Breakfast Room
  - Generous Plot
  - Updating Required

**Asking Price £695,000 Freehold**







Mapps Estates are delighted to bring to the market this substantial six bedroom detached residence located in an exclusive hillside cul de sac affording impressive sea views. This uniquely designed property boasts generous accommodation throughout arranged over multiple levels. The front entrance porch opens to a spacious reception room with feature vaulted ceiling, a study area on an open mezzanine level, a large living room with a multi-fuel burner, a dining room opening to a sun terrace from which a spiral staircase descends to the garden below, a modern kitchen/breakfast room, a separate utility room/WC, six bedrooms, two bathrooms and a separate shower, a cloakroom, a walk-in attic room, a garden room and a large integral garage. The property also enjoys a driveway for two cars and a large rear garden with a lower area of woodland. While the property would now benefit from updating, it is considered worth the expenditure required to realise its full potential. An early viewing comes highly recommended.

Located in an enviable elevated position commanding sea views across the English Channel to the French coastline, and within easy access of the seafront. Seabrook offers a service station/convenience store, restaurant, a primary school, the Fountain public house and a local general store/newsagents. The seafront is approximately ten minutes' walk away as is the historic Royal Military Canal, offering delightful seafront and canal side walks through to Sandgate and Hythe. The Cinque Port town of Hythe is approximately 10 minutes away by car and offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. Primary schooling is available in Seabrook and Hythe, Hythe also offering secondary schooling at Brockhill Park Performing Arts College. The larger coastal town of Folkestone is approximately 10 minutes away by car, offering a good selection of primary and secondary schooling, including both girls' and boys' grammar schools. There is the additional advantage of a high speed railway service from Folkestone West Station giving access to London St Pancras in approximately 50 minutes. The M20 motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car.



### Entrance Porch

With composite front door with inset double glazed panel and UPVC double glazed window to side, wood flooring, double doors leading through to reception room.

### Reception Room 20'2 x 13'2

With feature vaulted ceiling, side aspect UPVC double glazed window with sea view, two radiators, wood flooring, stairs to upper and lower levels.

### Mezzanine/Study Area 26'1 x 8'10 (max points)

Looking down onto living room and dining room, side aspect double glazed window with sea view, radiator, wood flooring, door leading through to bedroom.

### Bedroom 10'10 x 9'1

With double glazed window and radiator.

### Stairs to-

### Attic Room 14'8 x 11'8

With Velux style window and radiator.

### Living Room 15'6 x 13'8

With part-vaulted ceiling, front aspect double glazed window, rear aspect UPVC double glazed window, multi-fuel burner set onto raised quarry tiled hearth, radiator, wood flooring.

### Dining Room 11'8 x 11'2

With vaulted ceiling, wood flooring, radiator, rear aspect UPVC double glazed window and sliding door to terrace.

### Decked Sun Terrace/Balcony

Overlooking the garden with external spiral staircase leading down to the garden, wall light.

### Kitchen/Breakfast Room 14'5 x 9'8

With rear aspect UPVC double glazed window, range of matching store cupboards and drawers, roll top work surfaces, inset stainless steel double circular sink unit with mixer tap over, localised tiling, inset four ring gas hob with extractor fan over, integrated Neff double oven/grill with microwave over, integrated Neff dishwasher, space for fridge/freezer, space for breakfast table, rubber flooring, radiator.

### Cloakroom

Comprising vanity wash hand basin with mixer tap and tiled splashback over and cupboards under, shaver point and wall light, cloaks cupboard, wood flooring, radiator, door to WC with frosted double glazed window.



### Stairs leading up to-

#### Double Garage 19'6 x 14'9

With window to side, electric up and over door, power and light.

#### Inner Hallway

With radiator, doors to-

#### Shower Room

With shower cubicle, bi-fold screen, fully tiled, downlighter/extractor fan, recessed downlighter.

#### Bedroom 17'4 x 14'7

With sliding double glazed door to side, wall mounted gas fired boiler, two built-in double wardrobes with fitted shelving between, radiator.

#### Bedroom 13'1 x 9'8

With dual aspect double glazed windows, coved ceiling, radiator, large walk-in store cupboard with fuse boxes.

#### Bathroom 9'5 x 5'6

With WC, pedestal wash hand basin with shaver point and light over, panelled bath with mixer tap and shower attachment over, radiator, frosted double glazed window, localised tiling.

### Stairs leading down to-

#### Inner Hallway

With built-in airing cupboard housing hot water cylinder, built-in store cupboard with hanging space and shelving.

#### Bedroom 13'7 x 7'9

With double glazed window, recessed store cupboard, radiator.

#### Bathroom 7'10 narrowing to 4'6 x 5'9 (max point)

With pedestal wash hand basin, corner bath with mixer tap and shower attachment over, bidet, WC, radiator, frosted double glazed window.

#### Bedroom 11'1 x 9'7

With double glazed window, recessed wardrobe space, radiator.

#### Bedroom 13'7 x 11'1

With double glazed sliding patio door to garden, radiator, fitted wardrobes to one wall, two wall lights.





### Utility Room

With space and plumbing for washing machine and tumble dryer, range of matching store cupboards. rear aspect window, radiator, door to WC with frosted window, rubber flooring.

### Garden Room 12'9 x 9'

With dual aspect windows and side door to garden.

### Outside:

To the front of the property is a driveway providing off-road parking for two cars and access to the garage. A paved pathway and steps lead down along the side of the property, where there is a large storeroom underneath the driveway, and on to the rear garden which has a large area laid to pea shingle, looking onto the hillside wooded garden below. A feature circular staircase leads up to the sun terrace off the dining room, while a paved pathway to the side accesses steps up to a further garden area to the front.





#### Split level Lower Ground Floor

Approx. 133.4 sq. metres (1436.4 sq. feet)



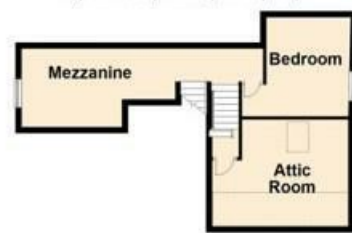
#### Split level Upper Ground Floor

Approx. 123.1 sq. metres (1325.5 sq. feet)



#### Split Level First Floor

Approx. 43.8 sq. metres (471.8 sq. feet)



Total area: approx. 300.4 sq. metres (3233.8 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission.  
Kent Energy Company.  
Plan produced using PlanUp.

**Local Authority** Folkestone & Hythe District Council  
**Council Tax Band** G  
**EPC Rating** D

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	66	79
EU Directive 2002/91/EC		

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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.