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# Seaway Gardens, St. Marys Bay

Guide Price £600,000 - £625,000



GUIDE PRICE OF £600,000 - £625,000. This superbly presented and exceptionally spacious family home occupies a private road location and is ideally situated within easy level walking distance of the area's stunning sandy beaches. Built in approximately 2012, the property offers stylish, modern living with generous accommodation arranged over two floors.

Upon entering, you are welcomed by a spacious entrance hall featuring attractive solid wood flooring, which continues throughout the ground floor. Benefiting from underfloor heating throughout, the ground floor provides both comfort and practicality. There is a convenient cloakroom/WC, together with a versatile reception room currently utilised as a study/snug, enjoying views to the front elevation.

The principal living room is a warm and inviting space, centred around an impressive brick-built fireplace with a wooden mantel, slate hearth, and a multi-fuel burner. The open-plan layout flows seamlessly into the generous dining room, where doors open onto the rear garden.

The stunning kitchen/breakfast room forms the heart of the home and has been thoughtfully designed to cater for modern family living. It offers an extensive range of fitted wall and base units, integrated appliances, a built-in double oven, inset hob with extractor hood, with space for a table and chairs, creating an ideal space for both everyday dining and entertaining.

To the first floor, a spacious landing leads to four generously proportioned double bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom, finished to a high standard.

Externally, the property continues to impress. The front garden is mainly laid to lawn and enclosed by an attractive picket fence, while a substantial driveway provides off-road parking for several vehicles and leads to the garage with an electric up-and-over door with power and light and two solar storage batteries.

The property enjoys a beautifully landscaped rear garden that has been thoughtfully designed to create the perfect space for both entertaining and family enjoyment. Immediately adjoining the house is a substantial resin-bound terrace, providing an excellent seating and dining area with ample space for outdoor furniture and al fresco entertaining.

A low-level picket fence separates the terrace from the expansive lawn, which is immaculately maintained and offers a wonderful open space for children to play and families to enjoy. The garden is fully enclosed by modern fencing, providing a high degree of privacy and security.

To the rear of the garden, an attractive timber pergola creates a further seating area, ideal for relaxing and enjoying the peaceful surroundings. Well-stocked borders and established planting add colour and interest throughout the year, while the generous proportions of the garden enhance the overall sense of space. In addition, there are external hot and cold water taps, external power points located in both the front and rear gardens and large shed, which benefits from both lighting and electrical power.

This impressive outdoor area perfectly complements the accommodation within, offering a superb extension of the living space during the warmer months.

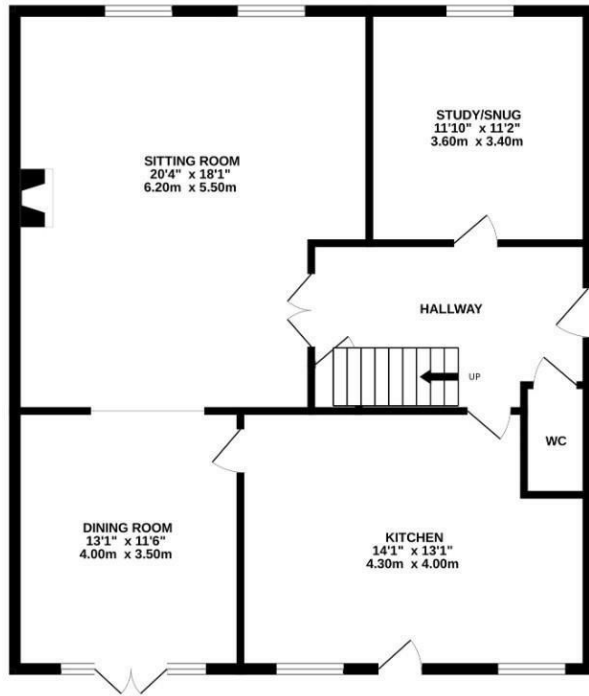
- Beautifully presented detached family home
- Within easy level walking distance of sandy beaches
- Built circa 2012 with spacious accommodation throughout
- Stunning kitchen/breakfast room with integrated appliances
  - Impressive living room featuring multi-fuel burner
- Four generous bedrooms with master bedroom to en suite
- Stylish family bathroom and ground floor cloakroom/WC
- Underfloor heating throughout the entire ground floor
- Extensive driveway providing off-road parking and garage
  - Landscaped rear gardens & Solar Panels



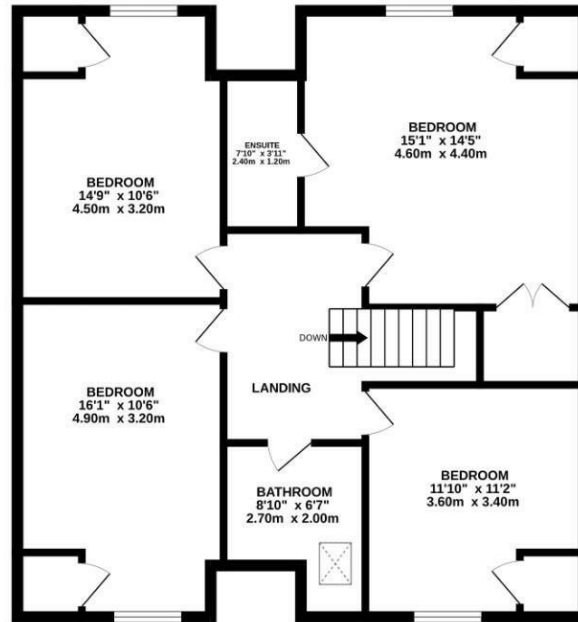




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>80</b>		<b>87</b>
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	

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