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49 High Street, Hythe, Kent CT21 5AD



## 8 NAILDOWN CLOSE SEABROOK

**£425,000 Freehold**

Situated in a peaceful cul-de-sac from where it commands magnificent views of the sea, this attractive semi detached house offers well presented, bright and airy accommodation. Comprising a sitting room, dining room, kitchen, three bedrooms and a family bathroom. Double garage, parking and garden. EPC D.



# **8 Naildown Close Hythe CT21 5TA**

**Entrance Hall, Sitting Room ,Dining Room, Fitted Kitchen,  
Three Bedrooms, Family Bathroom,  
Off Road Parking, Double Garage, Garden**

## **DESCRIPTION**

This family home is well situated in a sought after cul-de-sac in an elevated position from where it commands a magnificent southerly panorama to the sea with views stretching from the coastline of France (on a clear day) to Dungeness in the West. The property is approached via a flight of steps to the side which continue to the rear garden and provides access to the main entrance. The accommodation comprises an entrance hall, sitting room which is open plan to the dining room and has doors to the south facing balcony which is enclosed by a wrought iron balustrade and provides the perfect vantage point from which to enjoy the views. The dining room leads to the fitted kitchen. The first floor provides three bedrooms, two with views of the sea, there is also a family bathroom.

A particularly useful aspect of the property is the garage which occupies virtually the entire footprint of the house. This area lends itself to being incorporated into the main property as additional living space (subject to all necessary consents and approvals being obtained) but works equally well as a garage or hobbies room and/or workshop. There is off road parking before it. Directly to the rear of the house is a secluded courtyard garden from where steps lead upwards through the garden to where 180 degree views of the sea can be enjoyed.

## **SITUATION**

Naildown Close 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).



The accommodation comprises:

### **ENTRANCE HALL**

Entered via an obscure triple glazed entrance door with an obscure triple glazed panel to side, staircase to first floor, access to cloaks cupboard, radiator.

### **SITTING ROOM**

Tiled fireplace inset with electric fire, double glazed sliding patio doors opening to the balcony and from where magnificent views of the sea can be enjoyed, radiator, coved ceiling, open through to dining room.

### **BALCONY**

Enjoying a southerly aspect and enjoying views to the sea and well enclosed by a wrought iron balustrade.

### **DINING ROOM**

Triple glazed window to front commanding magnificent sea views, coved ceiling, radiator, open through to:-

### **KITCHEN**

Well fitted with a range of base cupboards and drawer units incorporating eye level Neff oven, recess and plumbing for dishwasher, worksurfaces inset with 1 ½ bowl ceramic sink and drainer unit with mixer tap, Neff gas hob with Neff extractor hood above, tiled splashbacks, coordinating wall cupboards, recess for freestanding fridge freezer, access to larder cupboard, tiled floor, triple glazed window to rear, triple glazed door to rear garden.

### **FIRST FLOOR LANDING**

Access to loft space, triple glazed window to rear, access to shelved storage cupboard, doors to:

### **BEDROOM 1**

Range of built-in wardrobe cupboards including overhead storage cabinets above a recess for a double bed, coordinating dressing table, triple glazed window to front commanding magnificent views of the sea, radiator.

### **BEDROOM 2**

Access to built-in wardrobe cupboard, triple glazed window to front commanding magnificent views of the sea, radiator.

### **BEDROOM 3**

Access to storage cupboard, triple glazed window to side, radiator.

### **BATHROOM**

P ended panelled bath with mixer tap and thermostatically controlled shower over, pedestal wash basin, low level WC, door to airing cupboard housing the factory lagged hot water cylinder with shelves above, tiled walls, obscure triple glazed window to rear, heated ladder rack towel rail.

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### **Front Garden**

The garden to the front of the property is occupied by a driveway giving access to the integral garage and providing off road parking. From here a flight of steps leads to the side of the property, where the main entrance is, and to the rear garden.

### **Rear Garden**

Directly to the rear of the property is a generous paved courtyard garden backed by a raised bed. From here a flight of steps leads up to a sloping lawned garden topped in artificial grass. The steps continue to the top of the garden where sea views across the English Channel and towards France can be enjoyed.

### **GARAGE**

A generous space entered via two up and over doors to the front and spanning the entire width of the property. Power & light, plumbing for washing machine.

### **EPC RATING D.**

### **COUNCIL TAX**

Band D approx. £2409.11 (2025/26)  
Folkestone & Hythe District Council.

### **VIEWING**

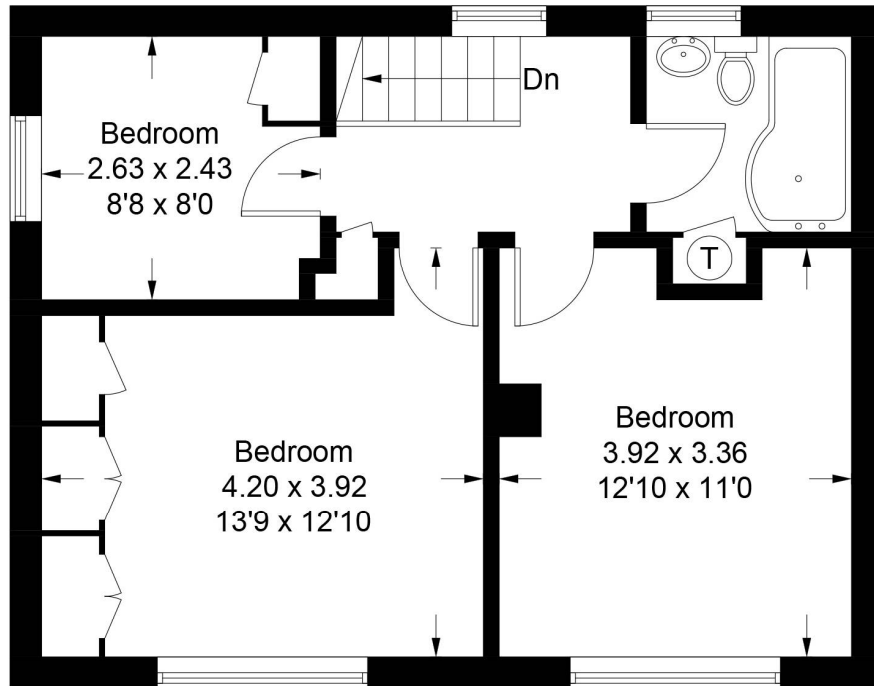
Strictly by appointment with **LAWRENCE & CO, 01303 266022.**



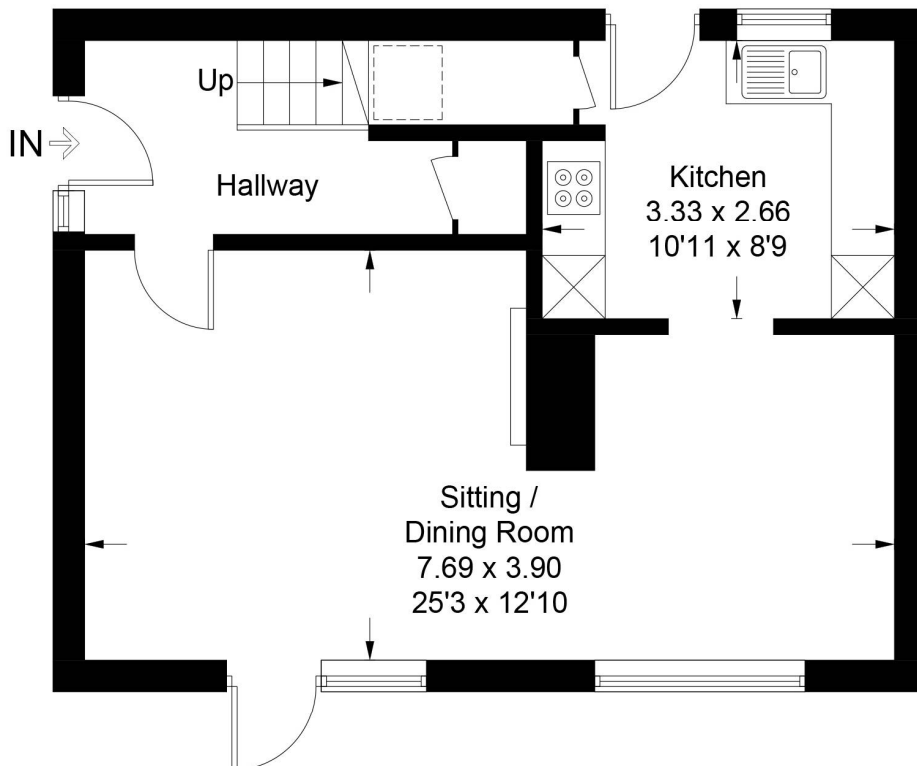


# Naildown Close, Seabrook, CT21

Approximate Gross Internal Area  
Ground Floor = 45.8 sq m / 493 sq ft  
First Floor = 45.4 sq m / 489 sq ft  
Total = 91.2 sq m / 982 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1216326)