

Naildown Road

Hythe CT21 5SY

- Detached Chalet Style Residence
- Three Bedrooms With Additional Reception Room/Bedroom Four
- Open Plan Lounge/Diner
- Modern Fitted Kitchen
- Modern Shower Room
- Utility Room & Workshop
- Front & Rear Gardens
- South-Facing Sun Terrace
- Ample Off-Road Parking
- Close To Shops & Seafront

Asking Price £385,000 - £400,000 Freehold













Mapps Estates are pleased to bring to the market this well presented three/four bedroom detached chalet style family home located within walking distance of the Royal Military Canal and seafront. The versatile and well-proportioned ground floor accommodation comprises a side entrance porch opening to a reception hall, a spacious open plan lounge/diner opening through to a modern fitted kitchen and accessing a south-facing sun terrace, a double bedrooms and a family shower room, additional family room/bedroom four, with two further double bedrooms to the first floor enjoying open views and sea glimpses. The property also enjoys front and rear gardens, a former garage which is being used as a utility room and separate workshop, and boasts ample off-road parking space. In addition, the current owners have had the property extensively refurbished during the recent years of their ownership. An early viewing of this desirable family home comes highly recommended.

Located in an elevated position and within walking distance 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 five 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.

Ground Floor:

Entrance Porch
A side entrance porch with composite front door with inset frosted double glazed panels, pitched polycarbonate roof, UPVC double glazed back door opening through to rear garden, side aspect UPVC double glazed window, internal UPVC double glazed front door opening to reception hall.

Reception Hall 11' x 10'6
With side aspect UPVC double glazed window, staircase to first floor with fitted shelving under, wood effect laminate flooring, recessed downlighters, radiator.

Open Plan Lounge/Diner 15'9 x 10'11
With large front aspect UPVC double glazed window and sliding door opening to front terrace, wood effect laminate flooring, recessed downlighters, radiator, opening through to kitchen.

Kitchen 11'4 x 8'4
With front and side aspect UPVC double glazed windows, range of fitted white gloss finish store cupboards and drawers, composite worktops and matching upstands, inset stainless steel sink with mixer tap over and integral drainer to worktop, four ring gas hob with splashback and extractor canopy over, fitted high level electric oven, cupboard housing consumer unit, cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler, integrated slimline dishwasher, space for fridge/freezer, recessed downlighters, radiator.

Bedroom 12'11 x 10'11
With rear aspect UPVC double glazed window looking onto garden, recessed downlighters, radiator.

Bedroom 11' x 8'6
With rear aspect UPVC double glazed window looking onto garden, radiator.

Shower Room 8' x 4'11
With UPVC frosted double glazed window, shower cubicle with aquaboard panelling, sliding shower screen, rainfall shower and separate hand-held shower attachment, pedestal wash hand basin with splashback and mixer tap over, WC, tile effect laminate flooring, recessed downlighters, chrome effect heated towel rail.

First Floor:

Landing
With built-in store cupboard with hanging rail and access to eaves storage area with light, doors to bedrooms.

Bedroom 17'7 x 11' (max points)
With front aspect UPVC double glazed dormer window with sea glimpses, side aspect UPVC double glazed window with sea glimpse, access to eaves storage space, radiator.

Bedroom 13'5 (max) x 12'2
With front aspect UPVC double glazed dormer window with sea glimpse, side aspect UPVC double glazed window, fitted double wardrobe to eaves, radiator.

Outside:
The property is approached via a concrete driveway leading up to the property with a large parking area to one side laid to pea shingle, and a garden area to the other laid to beach shingle. The garden has a rockery and pond and is planted with mature shrubs, and a raised south-facing sun terrace by the patio door laid to decking and with wooden balustrades. There is also a garage (currently used as a utility room and separate workshop), a garden shed and an outside tap. The rear garden can be accessed either via a side gate of through the side entrance porch. There is a seating area to the side of the property and the rear garden is mostly laid to lawn with shrub borders and two apple trees.

Garage:
Formerly a detached garage which has been subdivided and is now used as a utility room and separate workshop, comprising:

Utility Room 8'3 x 7'9
With door and window, power and light, consumer unit, fitted worktop and shelving, space and plumbing for washing machine, tumble dryer and chest freezer.

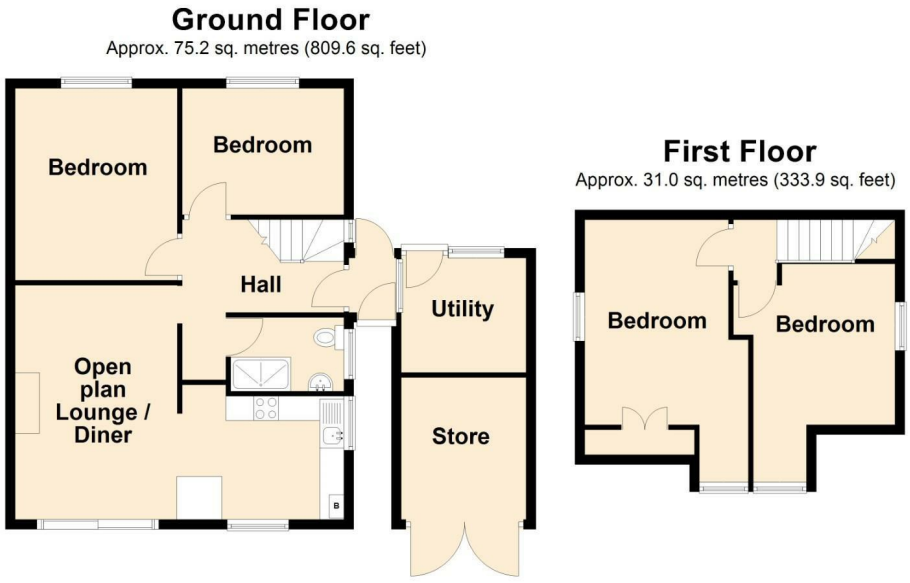
Workshop 9'8 x 8'4
With fitted workbench, power and light, double wooden doors.



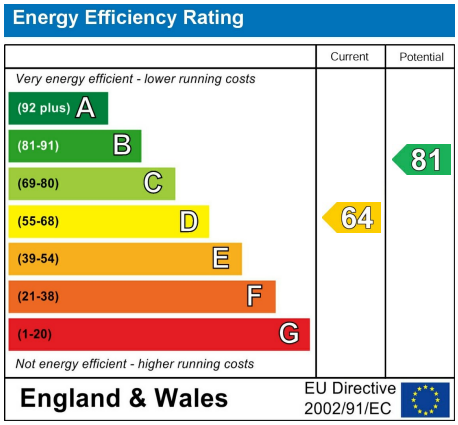
Local Authority Folkestone & Hythe District Council
Council Tax Band D
EPC Rating D







Total area: approx. 106.2 sq. metres (1143.5 sq. feet)



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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.