

Seaton Avenue

Hythe CT21 5HG

- Substantial Detached Family Home In Secluded & Sought-After Location
- Attractive & Generous Gardens
- Three Reception Rooms
- Dressing Room & En Suite Shower To Main Bedroom
- Potential For Annexe
- Additional Plot with Planning Permission For Detached 4 Bedroom House
- Five Bedrooms
- Large Kitchen/Breakfast Room
- Double Garage & Ample Off-Road Parking For 4/5 Cars
- No Onward Chain

Asking Price £850,000 Freehold













Mapps Estates are delighted to bring to the market this substantial five bedroom detached family home set on an impressive plot in a tucked away location within walking distance of Saltwood village. In addition, the property also comes with planning permission for a Four Bedroom detached house to the rear of the garden. The generous ground floor accommodation comprises a front entrance porch opening to the reception hall, a living room and separate sitting room both with working fireplaces, a spacious dining room overlooking the rear garden, a large kitchen/breakfast room with a separate pantry, a cloakroom, a rear lobby and a separate utility room. To the first floor is the master bedroom boasting a generous dressing room and en suite shower room, four further bedrooms and a family bathroom. The property is set in attractive front and rear gardens, and enjoys a gated driveway with off-road parking for four/five cars and a double garage. Being sold with no onward chain, a early viewing of this desirable family home comes highly recommended.

Situated in an enviable position just off the ever-popular location of Seaton Avenue. The property is within a relatively level walk to the centre of Saltwood with its village green, local shop, public house, Michelin star restaurant, historic church and castle, and a short drop down to Hythe Town centre. Hythe is well served with supermarkets, including Waitrose, Sainsbury's & Aldi close by. Hythe enjoys a vibrant High Street with its range of independent shops, boutiques, cafes, and restaurants. There is a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, cricket, and squash clubs etc., together with the Hotel Imperial Leisure Centre and two golf courses. In addition, Hythe has numerous arts and social societies as well. There are two excellent primary schools within walking distance of the property and Brockhill Performing Arts College is only a little further. Both boys' and girls' grammar schools are also available in nearby Folkestone. Sandling main line railway station, the M20 motorway, Channel Tunnel terminal and Port of Dover are also easily accessed by car. High speed rail services are available from Folkestone West station being approximately 10 minutes by car and offering regular fast services to London St. Pancras in approximately 50 minutes.

Ground Floor:

Front Entrance Porch 7'10 x 4'11
With front and side aspect windows looking onto garden, wooden front door with glazed upper panel, tiled floor, internal wooden entrance door with leaded glazed panels, opening to reception hall.

Reception Hall 11'1 x 6'5
With front aspect leaded window, staircase to first floor, understairs store cupboard, radiator, doors to kitchen and living room.

Living/Dining Room 25'1 x 10'11
Comprising living room area with exposed brick open fireplace, radiator, opening through to sitting room and dining room, dining room area having rear and side aspect double glazed windows looking onto garden and sliding door accessing patio and garden, two wall lights, radiator.

Sitting Room 12'9 x 12'3
With rear aspect double glazed window looking onto garden, exposed brick fireplace with inset multifuel burner with fitted convector, feature oak panelling to one wall with matching shelf and TV stand, recessed arched shelf, radiator.

Kitchen/Breakfast Room 21'9 x 13'2 (max points)
An 'L' shaped kitchen with two front aspect double glazed windows looking onto garden, range of bespoke solid wood store cupboards and drawers, tiled worktops and splashbacks, inset one and a half bowl stainless steel sink/drainer wit mixer tap over, space for fridge and microwave, high level Neff double electric oven, two gas burners, two electric plates, an electric griddle plate and a fitted fryer with an extractor hood over, space and plumbing for dishwasher, wall-mounted Protherm gas-fired boiler, cupboard housing fuse box, space for breakfast table, tiled floor, radiator, inner hallway with doors to cloakroom and pantry and door to rear lobby.

Pantry 5'6 x 4'6
With double glazed window with garden view, fitted store cupboards and drawers, wood effect worktop, tiled floor, radiator.

Cloakroom
With frosted double glazed window, WC, wash hand basin, part-tiled walls, tiled floor, chrome effect towel rail.









Rear Lobby 19'5 x 4'9
With rear and side aspect windows looking onto garden, wooden half-glazed back door opening to patio and garden, tiled floor, stairs leading up to bedroom/home office, doors to garage and utility room.

Utility Room12'6 x 8'7
With rear aspect window looking onto garden, wood effect worktops with inset stainless steel sink/drainer, fitted store cupboards, space and plumbing for washing machine and tumble dryer, wooden back door, tiled floor, wall-mounted electric heater.

Integral Double Garage 20'5 x 16'5
With two remote-controlled up and over garage doors, personal wooden door opening to front drive, power and light.

Bedroom 16'8 x 12'7
With rear aspect dormer window looking onto garden, loft hatch, two access points to eaves storage space (one with an immersion tank), wall-mounted electric heater.

First Floor:

Landing
With front aspect double glazed window to half-landing looking onto garden, top landing with loft hatch, front aspect double glazed window looking onto garden, picture rail, large built-in airing cupboard housing hot water cylinder with fitted shelving, two radiators.

Bedroom 12'1 x 11'9
With rear and side aspect double glazed windows looking onto garden with distant view of the Romney Marsh and sea glimpses, two wall lights, radiator, opening through to dressing room.

Dressing Room 12'3 x 10'11
With a range of matching of fitted wardrobes and drawers, radiator, doors to landing and en suite shower room.

En Suite Shower Room 8'10 x 4'6
With frosted double glazed window with inset extractor fan, fully tiled shower cubicle with combination downlighter/extractor fan over, vanity unit with wash hand basin and mixer tap set into shelf with store cabinets under, WC, part-tiled walls, coved ceiling, recessed downlighters, tiled floor, chrome effect towel rail.



Bedroom 11'8 (max) x 11'
With rear aspect double glazed window looking onto garden, fitted wardrobes with store cupboards over, radiator.

Bedroom 11'8 x 7'9
With front aspect double glazed window looking onto garden, loft hatch, radiator.

Bedroom 9'5 x 6'6
With front aspect double glazed window looking onto garden, radiator.

Family Bathroom 8'11 (max) x 7'11
With frosted double glazed window, panelled bath with central mixer tap, shower and shower screen over, pedestal wash hand basin with mixer tap over, WC, recessed downlighters, fitted bathroom cabinet with mirrored doors, coved ceiling, part-tiled walls, tiled floor, chrome effect heated towel rail.

Outside:
To the front of the property is a mature garden laid to lawn and with shrub borders and trees. A gated pathway leads to the front entrance porch, wit a gated tarmac driveway to one side offering off-road parking for four/five cars and access to the double garage. A side gate leads through to the large, attractively landscaped rear garden which is mostly laid to lawn with hedging to one side, shrub borders, flower beds and apple trees, and a paved patio area with an outside tap. A back gate opens to a further large garden plot to the rear, with two greenhouses, a composting area, and two garden sheds.



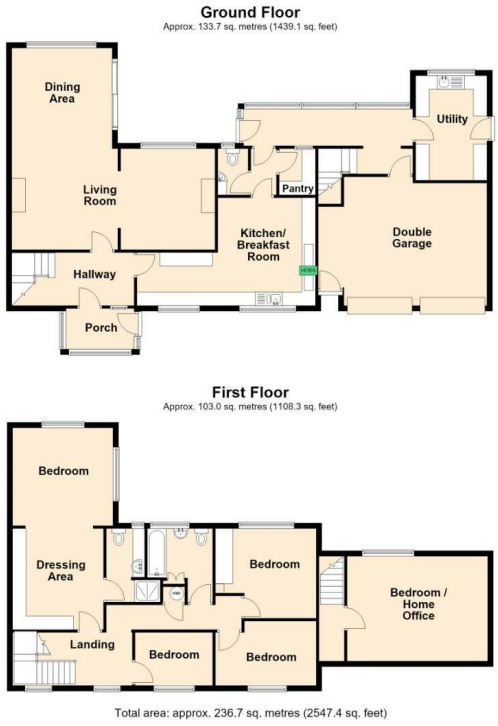




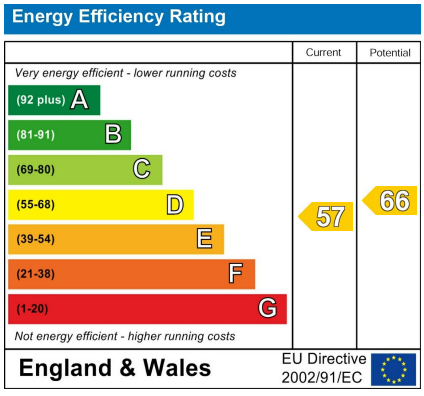








Total area: approx. 236.7 sq. metres (2547.4 sq. feet)



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

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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.