



49 High Street, Hythe, Kent CT21 5AD



12 NAILDOWN CLOSE, SEABROOK, HYTHE

£695,000 Freehold
NO ONWARD CHAIN

Simply stunning, an exceptional property which has been refurbished to an excellent standard and thoughtfully extended to maximise the exceptional views of the sea which it enjoys from its privileged vantage point. Beautiful open plan living spaces, 4 bedrooms (1 en-suite), double garage, parking, gardens. EPC C



www.lawrenceandco.co.uk

Tel: 01303 266022

email: findahome@lawrenceandco.co.uk

12 Naildown Close, Seabrook, Hythe CT21 5TA

**Entrance Hall open plan to Sitting Room with Balcony, open plan to Dining Room
open plan to Kitchen, Four Bedrooms and a Bathroom,
the Principal Suite with En-Suite Bathroom and Sea Facing Roof Terrace,
Double Garage, Parking, Gardens with Sea View Elevated Deck**

DESCRIPTION

An exceptional property, well situated on a desirable cul-de-sac, in an elevated position from where the property commands magnificent views of the sea from all of the principal areas, from its beautiful roof terrace and from the elevated decked terrace at the top of the garden.

The property has been the subject of an extensive refurbishment and meticulously planned extension conducted in unison with the neighbouring house ensuring the pair blend harmoniously, setting the bar high for others in the area with the same intent. The result is an outstanding home offering accommodation which has been designed to compliment a modern lifestyle and which is finished to an impeccable standard throughout.

The accommodation comprises a welcoming entrance hall leading to the sitting room with its sea facing balcony and open contemporary Bioethanol fire. The space is open plan to the dining room, also enjoying sea views, which in turn is open plan to the sleek modern kitchen. The first floor comprises three bedrooms and a bathroom. The crowning glory is the second floor which is dedicated to the principal bedroom suite, the bedroom with an expanse of bi-folding doors opening to and uniting the space with the generous roof terrace from where a magnificent panorama of the sea, around the bay to Dungeness and, on a clear day, to the coast of France can be enjoyed. The en-suite bathroom is stunning – view the house and see for yourself!

To the front of the house there is parking on the driveway for up to three vehicles also accessing the integral double garage with electronically operated doors. The rear garden has been landscaped to provide a wonderful sheltered terrace accessed from the kitchen, perfect for alfresco dining and entertaining. The garden slopes upwards away from the house and at the very top is a spacious decked terrace. The climb is well worthwhile as the glorious views of the sea are simply breathtaking.

SITUATION

Seabrook 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, public house and highly regarded primary school and there are bus routes nearby. There are beautiful walks nearby both in the countryside and along the unspoilt expanses of shingle beaches which are moments away.

The quaint, unspoilt town of Hythe enjoys a bustling High Street offering a selection of independent shops, boutiques, cafes and restaurants. The town is also well served by 4 supermarkets (including Waitrose, Sainsbury and Aldi), doctors, dentists, 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, tennis, cricket and squash clubs together with the Leisure Centre at the Hotel Imperial.

The area is fortunate in having particularly good communications as there are mainline 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 a timber effect composite door with opaque double glazed panel to side, staircase to first floor, access to understairs storage cupboard, polished wood flooring with underfloor heating, open plan to kitchen and open plan to:

LIVING SPACE

Open fireplace aperture looking through to dining area with Bioethanol fire, polished wood flooring, recessed lighting, double glazed sliding patio doors opening to the **BALCONY** to front which is finished in composite decking and enclosed by glazed balustrade and from where views of the sea can be enjoyed, radiator, open plan to:

DINING ROOM,

Polished wood flooring, double glazed window to front enjoying views to the sea, open plan to:

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated Bosch slimline dishwasher and integrated Bosch electric oven, square edged granite effect worktops inset with one and a half bowl stainless steel sink and drainer with mixer tap and four burner Bosch induction hob with CDA extractor hood above, mirrored splashbacks, range of coordinating wall cupboards incorporating integrated microwave oven, one housing the Glowworm gas-fired boiler, space for freestanding fridge/freezer, ceramic-tiled flooring, shelved larder cupboard, double-glazed window and door opening to the rear garden, recessed lighting, underfloor heating, open plan to entrance hall.

FIRST FLOOR LANDING

Staircase continuing to second floor, double glazed windows to rear overlooking the garden, doors to:

BEDROOM

Engineered oak flooring, recessed lighting, built-in wardrobe cupboard, double glazed window to front enjoying views of the sea, contemporary radiator.

BEDROOM

Engineered oak flooring, full wall range of fitted wardrobe cupboards concealed by contemporary sliding doors, recessed lighting, double glazed window to front, contemporary radiator.

BATHROOM

Well fitted with a contemporary suite comprising twin-ended bath with mixer tap, monsoon shower and separate handheld shower, low level W.C. with concealed cistern, wash basin with mixer tap and vanity drawers below, mirrored wall cabinet above, tiled floor with underfloor heating, tiled walls, opaque double glazed window to rear, recessed lighting, extractor fan, heated ladder rack towel rail.

SECOND FLOOR LANDING

Double glazed window to rear overlooking the garden, door to:

BEDROOM

A generous space with engineered oak flooring throughout with underfloor heating, pair of wall light points, recessed lighting, access to eaves storage, full wall range of fitted wardrobe cupboards, angled double glazed window to side, further high level double glazed window to rear overlooking the garden, double glazed bi-folding doors opening to the **ROOF TERRACE** to the front which is finished in composite decking enclosed by glazed balustrade and from where a magnificent panorama of the sea, around the bay to Dungeness and to the coast of France on a clear day can be enjoyed, open plan to:

EN-SUITE BATHROOM

Twin-ended bath with water spout, glazed shower screen encompassing shower area with monsoon shower, pair of stone wash basins set on a freestanding vanity cupboard and each fitted with mixer taps with illuminated mirror above, low-level WC with concealed cistern, polished porcelain flooring with underfloor heating, marble effect tiling to three walls, recessed lighting, extractor fan, double-blazed Velux roof light to front, heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN

To the front of the property there is a wide driveway providing off-road parking for up to three vehicles and access to the **INTEGRAL DOUBLE GARAGE with two electric doors**. From here a flight of steps finished in decorative tiling give access to the front door. Side access can be gained to the:

REAR GARDEN

To the rear of the property is an elevated terrace paved in porcelain tiles, providing a delightful environment for alfresco entertaining and dining. The space is backed by a sleeper wall encompassing a raised bed planted with hydrangeas and supporting a grapevine. From here steps and paths ascend through the landscaped garden culminating at the upper tier of the garden where there is a further terrace decked in composite decking with tension-sprung wire balustrade and from where breathtaking views of the sea can be enjoyed.

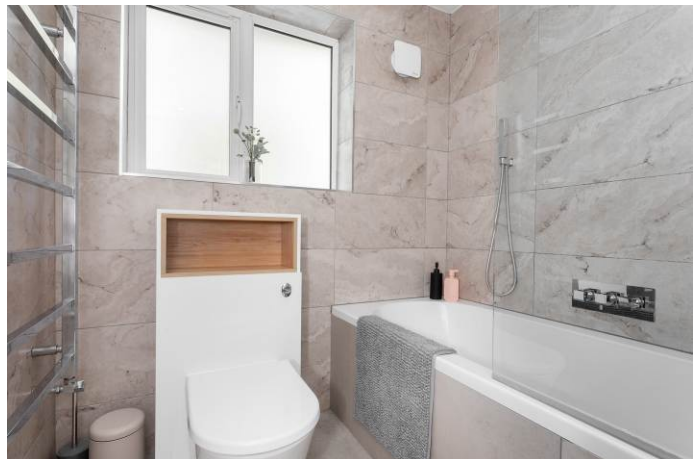
EPC Rating Band C

COUNCIL TAX

Band D approx. £2,506.74 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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



Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas 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. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.





Naildown Close, Hythe

Approximate Gross Internal Area :-

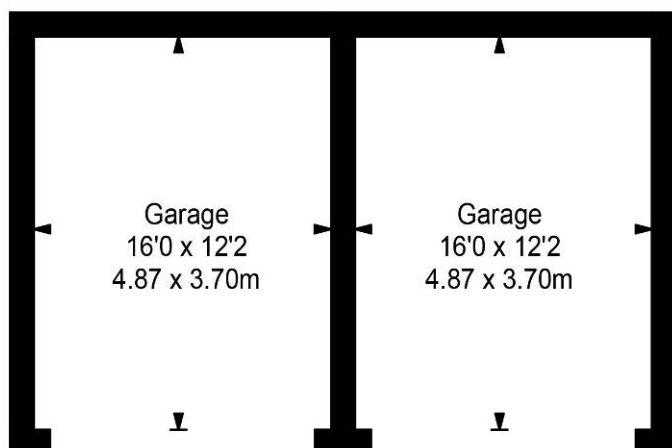
First Floor :- 45.43 sq m / 489 sq ft

Second Floor :- 43.29 sq m / 466 sq ft

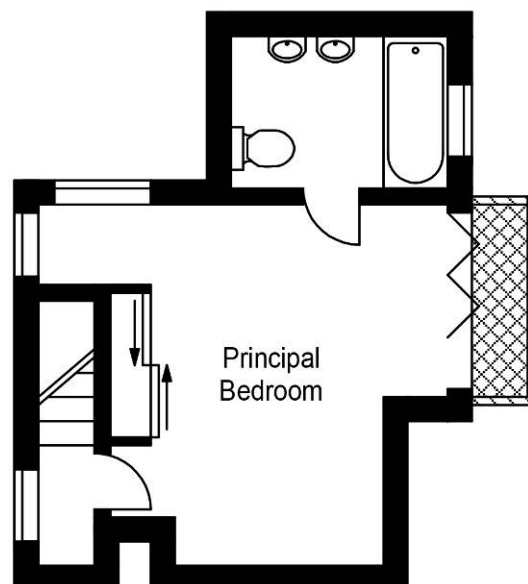
Top Floor :- 26.38 sq m / 284 sq ft

Garage :- 37.72 sq m / 406 sq ft

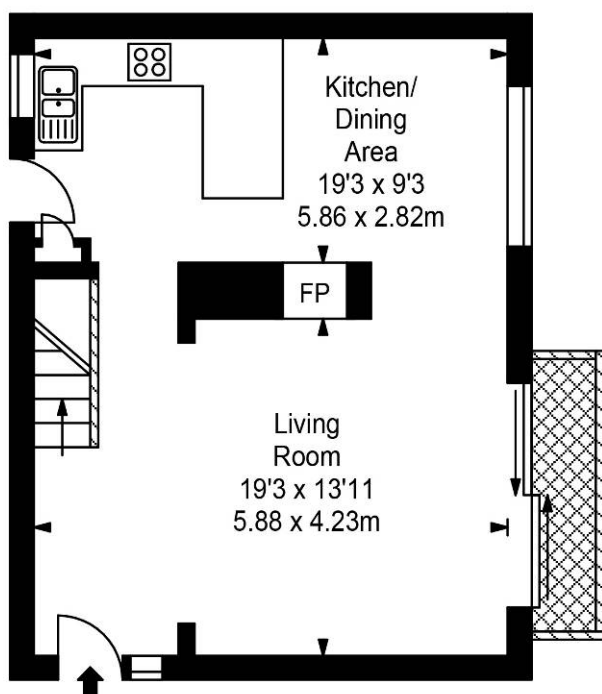
Total :- 152.82 sq m / 1645 sq ft



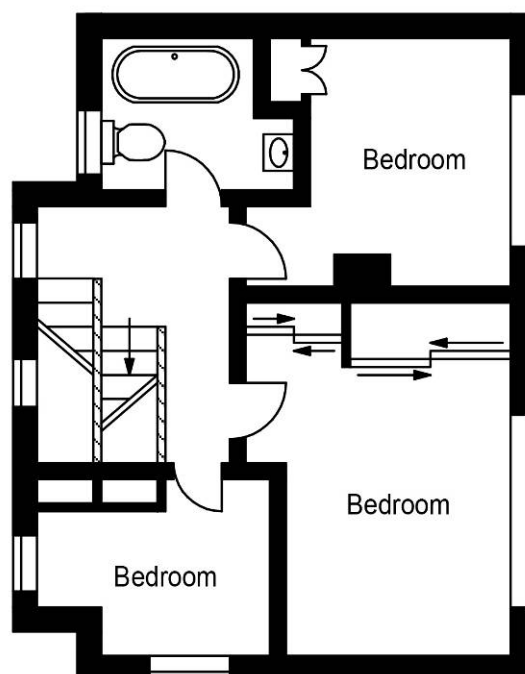
Ground Floor



Top Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetlk.com