



49 High Street, Hythe, Kent CT21 5AD



126 SEABROOK ROAD HYTHE

£795,000 Freehold

Occupying a generous plot of approximately 0.46 of an acre with a frontage of circa 85 feet to Seabrook Road and backing directly on to the banks of the Royal Military Canal, this substantial four bedroom detached family house offers generous living accommodation, a large south facing garden and ample parking. EPC D.



126 Seabrook Road

Hythe

CT21 5QN

**Entrance Hall, Sitting Room, Dining/Living Room, Kitchen/Breakfast Room,
Utility Room, Sun Room, Ground Floor Bedroom with En-Suite Shower, Cloakroom,
First Floor: Principal Bedroom with En-Suite Bathroom
Two Further Bedrooms, Bathroom
Delightful Gardens, Ample Off Road Parking**

DESCRIPTION

This substantial detached house occupies a generous plot of approximately 0.46 of an acre in a prime location where it backs directly onto the picturesque banks of the Royal Military Canal and boasts a wide frontage of approximately 85 feet to Seabrook Road.

The property enjoys attractively presented, light and airy accommodation of particularly comfortable proportions with the majority of the principal rooms being dual aspect and enjoying a southerly outlook over the generous gardens. The accommodation comprises a welcoming entrance hall leading to the sitting room, living/dining room with its cosy wood burning stove and opening onto the smartly fitted kitchen/breakfast room. Beyond this the inner hallway leads to the utility room and the fourth bedroom with en-suite shower room. There is also a sun room and a cloakroom on the ground floor. The first floor comprises three double bedrooms, the principal room with an en-suite shower room and a family bathroom.

The delightfully secluded, large, south facing garden is level, laid largely to lawn and provides a wonderful environment in which to relax and entertain alfresco. It also benefits from a gate providing direct access to the Royal Military Canal. To the front, the house is set well back from the road and there is ample parking on the generous driveway.

SITUATION

This beautiful detached house is conveniently situated on Seabrook Road, within reasonable walking distance of Hythe town centre and Seabrook with its local convenience store, public house and well regarded primary school. Hythe enjoys a bustling and vibrant High Street with a range of independent shops, boutiques, cafes and restaurants, doctors surgeries, dentists etc. The town is also well served with 4 supermarkets (including Waitrose, Sainsburys and Aldi). The property backs directly onto the banks of the Royal Military Canal with pleasant towpath walks and cycle path and the attractive, unspoilt seafront and long pebbly beach is a level walk away. There is a wide variety of sporting and leisure facilities in the area, including the Hotel Imperial Leisure Centre, cricket and lawn tennis clubs, 2 golf courses, bowls club, sailing club, etc. There are many clubs and societies within the town that welcome new members, and a fortnightly farmers market.

There are bus stops close by with local services to Folkestone, Ashford, Romney Marsh, etc. and Hythe is very conveniently located for easy access to the M20 (Junction 11 4.4 miles), Channel Tunnel Terminal (3.6 miles), the ferry port of Dover (11.5 miles) and Ashford International Passenger Station (15 miles). Sandling main line railway station, approximately 3 miles away on the outskirts of Saltwood, offers regular commuter services to London and High Speed trains to London St Pancras are available from Folkestone (3 miles) and Ashford with journey times of under an hour.

The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect composite and double glazed door, polished parquet flooring, staircase to 1st floor with polished oak handrail, coved ceiling, radiator, doors to:-

SITTING ROOM

Attractive painted timber fireplace surround with granite insert housing coal effect living flame gas fire above a coordinating granite hearth, coved ceiling, double glazed sliding patio doors opening to and overlooking the rear garden, double glazed window to front, radiator.

DINING/LIVING ROOM

Fireplace recess incorporating contemporary wood burning stove above a granite hearth and beneath a timber bressummer beam, polished parquet flooring throughout, coved ceiling, double glazed window to front, double glazed sliding patio doors opening to and overlooking the rear garden, radiators, glazed door to:-

KITCHEN/BREAKFAST ROOM

Well fitted with a comprehensive range of base cupboards and drawer units in an attractive Shaker style incorporating integrated dishwasher and deep pan drawers, square edged granite worktops under mounted with double ceramic Butlers sink with mixer tap and inset with Neff five burner gas hob with granite up stand and stainless steel extractor hood, tiled splashback's, coordinating wall cupboards, integrated fridge and freezer, integrated Neff double oven/grill, tiled floor, coved ceiling, recessed lighting, double glazed window to front, double glazed window and casement door opening to and overlooking the rear garden, vertical contemporary radiator, square opening to:-

UTILITY ROOM

Base cupboards coordinating with those in the kitchen with recesses to either side and provision for washing machine and tumble

dryer, worktop inset with stainless steel sink and drainer unit with mixer tap, tiled splashback, coordinating wall cupboard and full height storage cupboard, Valiant gas fired wall mounted boiler, ceramic tiled floor, coved ceiling, recessed lighting, double glazed window to front, radiator, door to:-

BEDROOM

Coved ceiling, double glazed window to rear overlooking the garden, radiator, door to:-

EN-SUITE SHOWER ROOM

Well fitted with a contemporary suite comprising walk-in shower enclosure with glazed shower screen, rain-head shower and separate thermostatically controlled shower, close coupled WC, wash basin with mixer tap and vanity cupboard below, tiled floor, tiled walls, coved ceiling, recessed lighting, extractor fan, radiator.

CLOAKROOM

Low-level WC, wash basin with mixer tap and vanity cupboard below, tiled floor, tiled walls, recessed lighting, obscure double glazed window to front, radiator.

SUNROOM

Of UPVC and double glazed construction with windows to two sides overlooking the garden, accessed under stairs storage cupboard, radiator.

FIRST FLOOR LANDING

Double glazed window and tilt and turn door to decked balcony enjoying a southerly aspect over the rear garden, coved ceiling, access to loft space via hatch fitted with loft ladder, radiator, doors to:-

BEDROOM

Coved ceiling, double glazed window to front, double glazed window to rear overlooking the garden, radiator, door to:-





EN-SUITE SHOWER ROOM

Twin sized shower enclosure with Mira Azora shower, low-level WC, pedestal wash basin, tiled floor, tiled walls, recessed lighting, obscure double glazed window to front, wall mounted heated ladder rack towel rail.

BEDROOM

Comprehensive range of built-in wardrobe cupboards, coved ceiling, double glazed window to rear overlooking the garden, radiator.

BEDROOM

Pair of built-in wardrobe cupboards, coved ceiling, double glazed windows to side and front overlooking the garden, radiator.

BATHROOM

Panelled bath with mixer tap and handheld shower, glazed shower screen, low-level WC, pedestal wash basin, tiled floor, tiled walls, recessed lighting, pair of obscured double glazed windows to front, wall mounted heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low brick built wall with an opening to a generous shingle driveway providing off-road parking for a number of vehicles. The remainder of the garden is laid predominantly to lawn with various specimen shrubs and side access can be gained to the:-

REAR GARDEN

Directly to the rear of the house is a decked terrace stepping down to the remainder of the garden which is laid extensively to lawn and is enclosed by mature hedging and a magnificent flowering cherry. Within the garden is a freestanding greenhouse and a further outbuilding with personal door, double glazed windows, power and light.

EPC Rating Band D.

COUNCIL TAX

Band F approx. £3620.84 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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



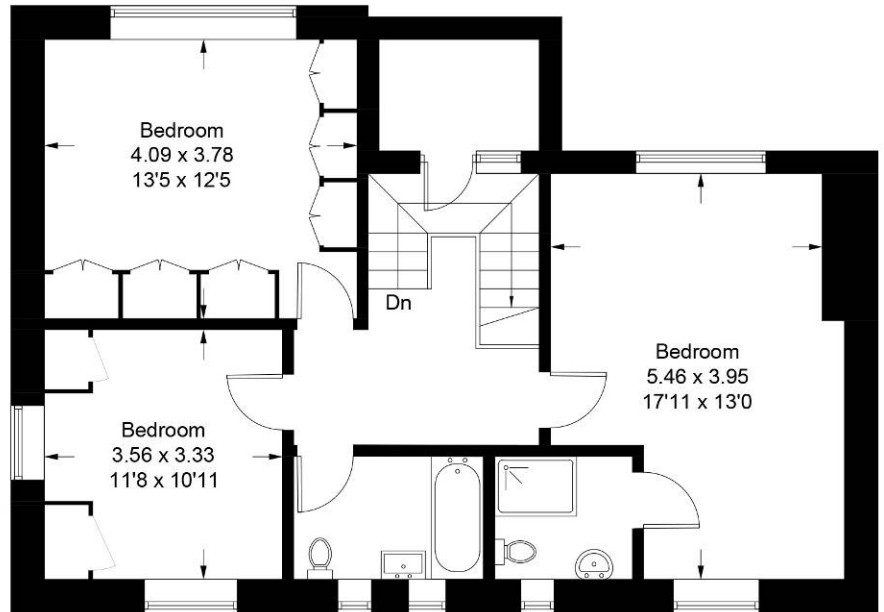
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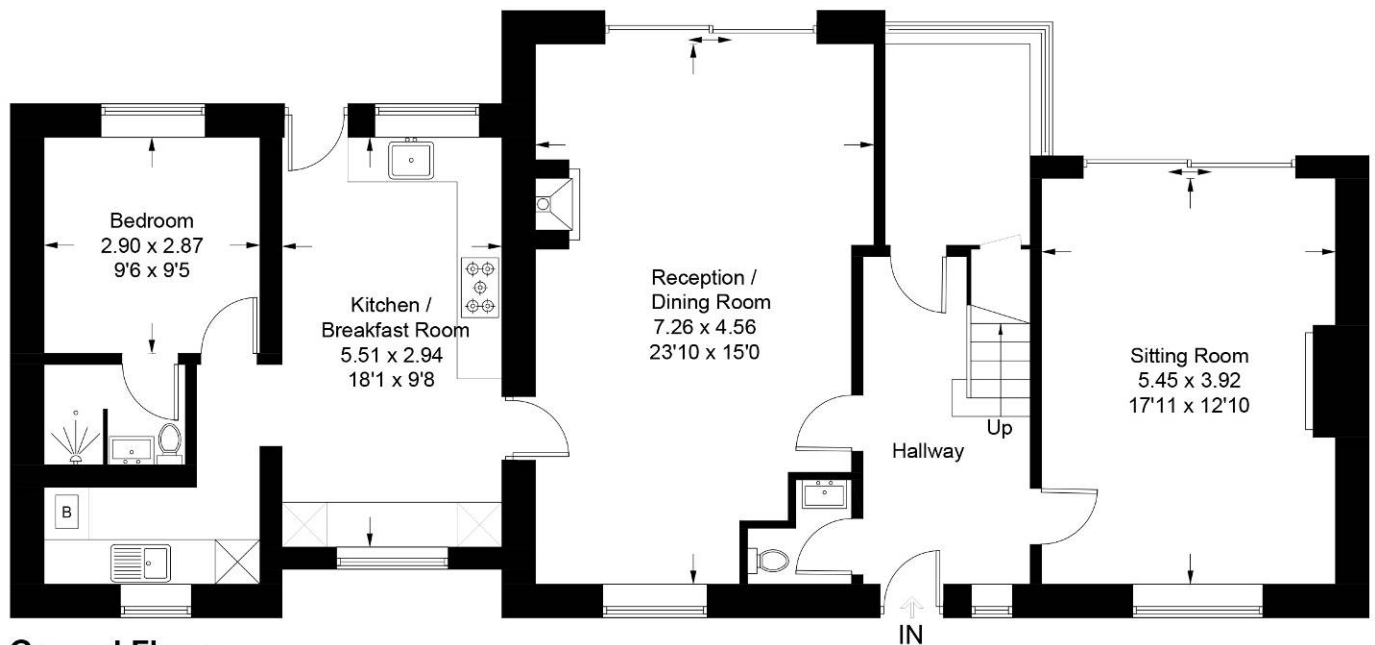
Seabrook Road, Hythe, CT21



Approximate Gross Internal Area
Ground Floor = 109.7 sq m / 1181 sq ft
First Floor = 70.5 sq m / 759 sq ft
Total = 180.2 sq m / 1940 sq ft



First Floor



Ground Floor

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