



Seabrook Gardens

Hythe CT21 5RD

- Semi-Detached Family Home
- Three Bedrooms
- Spacious Living/Dining Room With Log Burner
 - Bathroom & Separate WC
 - Solar Panels With Battery Storage
- Private Gated Access To Canal Path
- Fitted Kitchen & Boot Room
- Large Conservatory
- Gardens, Off-Road Parking & Outbuildings
- No Onward Chain

Asking Price £450,000 Freehold





Mapps Estates are delighted to bring to the market this well presented three bedroom semi-detached home in a tucked-away location adjacent to the Royal Military Canal and within walking distance of the seafront. The well-proportioned accommodation comprises a reception hall, a spacious living/dining room with a log burner, a large south-facing conservatory, a fitted kitchen, a lean-to boot room and a family bathroom to the ground floor, with three bedrooms and a cloakroom to the first floor. The property enjoys front and rear gardens, gated access directly onto the canal path, off-road parking for three cars, and numerous outbuildings including a workshop, bike store and a garden studio which is ideal for use as a home office if required; the loft space has also been formerly used as a hobby room. Solar panels have also been installed along with battery storage and an electric car charging point. Being sold with the added incentive of no onward chain, an early viewing comes highly recommended.

Located on a tucked-away private road in the popular area of Seabrook, conveniently located for easy access into Folkestone and Hythe, and boasting private gated access to the pathway alongside the Royal Military Canal; Seabrook also has a service station and convenience store. The M20 Motorway, Channel Tunnel Terminal and ports of Dover are easily accessed by car. High speed rail services are available from Folkestone West approximately ten minutes' drive away, giving fast services to London, St. Pancras in just over fifty minutes. There is a Tesco store at the top of Horn Street, while the pretty Cinque Port Town of Hythe is approximately five minutes' drive away and offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. The historic Royal Military Canal runs from Seabrook through to Hythe, and offers pleasant walks, cycle rides and water activities. Primary schooling is within walking distance, and secondary schooling is available in Folkestone including both boys' and girls' grammar schools.

Ground Floor:

Rear Entrance

The property is accessed via the rear garden with steps leading up to a lean-to boot room.

Boot Room 9' x 6'11

With pitched double glazed roof, UPVC double glazed windows and back door, tile effect laminate flooring, fitted worktop with shelving under, wall light, internal UPVC double glazed door opening to kitchen.



Kitchen 11'11 x 9'11

With rear aspect UPVC double glazed window, range of fitted cream store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset double bowl ceramic sink with mixer tap over, four ring ceramic electric hob with extractor fan over, fitted high level double electric oven, space for fridge/freezer, space and plumbing for washing machine and dishwasher, wall-mounted Worcester Bosch gas-fired combination boiler, tiled floor, glazed panel door opening to hallway.



Hallway

With UPVC double glazed entrance door to side, wood flooring, stairs to first floor, door to bathroom, bi-fold doors to living/dining room.

Living/Dining Room 19'2 x 11'10

With front aspect UPVC double glazed tilt & turn window, recessed log burner with granite hearth, wood flooring, radiator, UPVC double glazed French doors and steps down to conservatory.



Conservatory 18'3 x 9'11

With side aspect UPVC double glazed windows, pitched double glazed roof with fitted blinds, front aspect double glazed bi-fold doors with fitted blinds opening to front garden, wood effect laminate flooring.



Bathroom 8'9 x 8' (max points)

An 'L' shaped bathroom comprising a shower cubicle with rainfall shower and extractor fan over, an under stairs bath with central mixer tap and hand-held shower attachment, wash hand basin with mixer tap over and store cabinet under, WC with concealed cistern and shelf over, chrome effect heated towel rail, two UPVC frosted double glazed windows, recessed downlighters, fully tiled walls, wood effect laminate flooring.

First Floor:

Landing

With rear aspect UPVC double glazed window with hillside view, built-in airing cupboard with fitted shelving and radiator, loft hatch with fitted wooden loft ladder, heating control panel.

Loft Space

Formerly used as a hobby room, with fitted carpet and wood panelling, solar panel inverter and storage battery, power and light.

Bedroom 11'11 x 11'4

With front aspect UPVC double glazed tilt & turn window with sea glimpse, radiator.

Bedroom 11'11 x 10'2 (max)

With rear aspect UPVC double glazed window with hillside view, radiator.

Bedroom 13'(max) x 7'6

With front aspect UPVC double glazed tilt & turn window with sea glimpse, UPVC frosted double glazed window to side, radiator.

Cloakroom

With UPVC frosted double glazed window, WC with concealed cistern and shelf over, wash hand basin with mixer tap over and store cabinet under, fully tiled walls and floor.

Outside:

To the rear of the property is a brick block paved driveway with space for three cars, and a timber-framed bin store. A gate opens to the rear

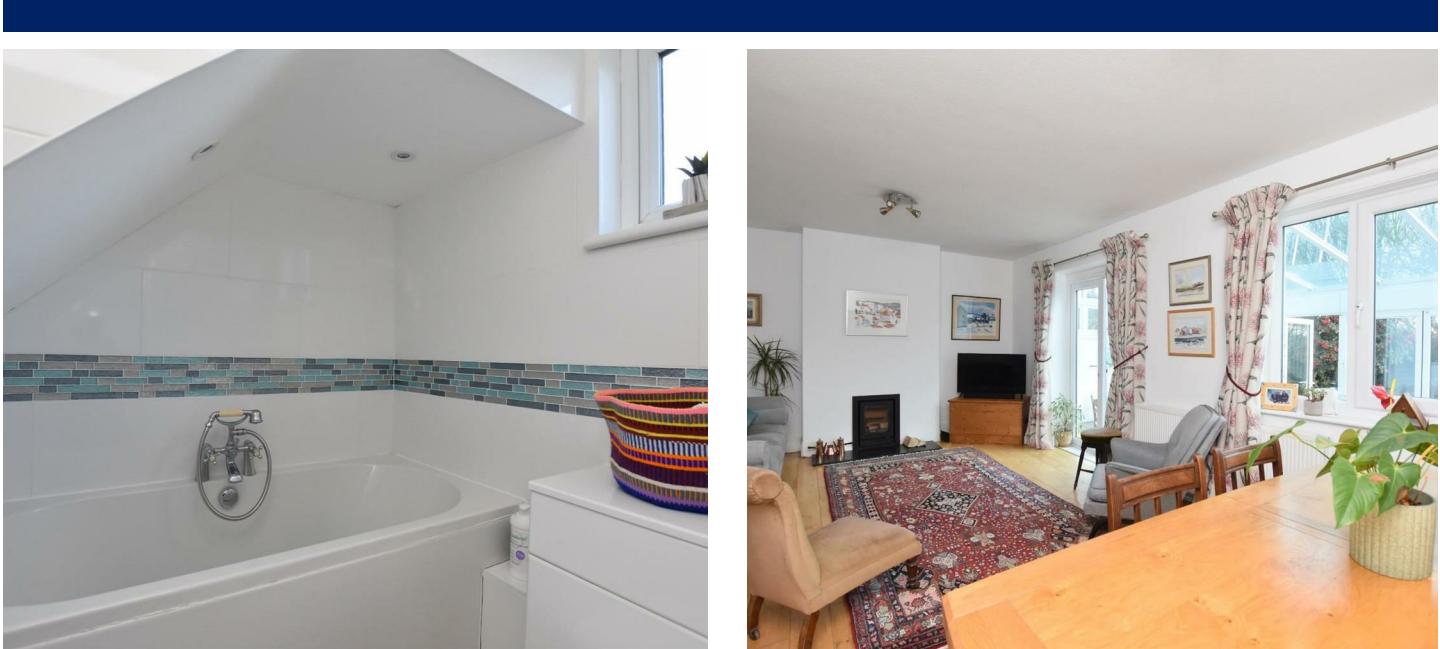


garden which is mostly laid to lawn, with outdoor lighting and power point, an outdoor tap and an electric car charging point. There are several outbuildings including a garden studio/home office a bike store (12'3 x 6'5) with a small garden shed to one side, and a workshop (8'11 x 7'6, with fitted workbenches and shelving, solar panel inverter and electric meter, power and light). Steps lead up to a pathway around the house leading to the side entrance door, with steps down to a paved path leading to the south-facing front garden. This is mostly laid to lawn with shrub borders and evergreen hedging to the front for privacy. A gate opens directly to a public pathway running alongside the Royal Military Canal.

Garden Studio 13'4 x 10'7

An insulated brick-built studio making an ideal home office space if required, with UPVC double glazed windows and door, plastered walls and ceiling, fitted carpet, recessed downlighters, wall-mounted electric heater. Solar panels have also been installed on the roof.





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Maps Estates Sales Office

61 Tritton Gardens, Dymchurch,
Romney Marsh, Kent, TN29 0NA

Contact
01303 232637
info@mappsestates.co.uk
<http://www.mappsestates.co.uk>

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.