



49 High Street, Hythe, Kent CT21 5AD



## 81 SEABROOK COURT SEABROOK

**£325,000 Freehold**  
**NO ONWARD CHAIN**

A substantial detached bungalow, in need of general updating, on a sought after cul-de-sac and only a short walk from local amenities, bus stops and the beach. Comprising a generous sitting/dining room, kitchen, three bedrooms and a bathroom. Off-road parking and garage, gardens to front & rear. EPC D.



**81 Seabrook Court  
Seabrook  
CT21 5RY**

**Entrance Hall, Sitting/Dining Room, Kitchen,  
Three Bedrooms, Bathroom,  
Front & Rear Gardens, Garage, Off-Road Parking**

**DESCRIPTION**

Situated in a desirable cul-de-sac, this substantial detached bungalow offers comfortably proportioned accommodation. This includes an entrance hall leading to the sitting/dining room which opens onto the garden, a fitted kitchen, three bedrooms and a bathroom. It is fair to say that the property now requires general updating throughout and has the potential to provide an exceptionally comfortable home.

To the front is a driveway providing off-road parking and to the rear the garden enjoys a westerly aspect with a generous terrace .

**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, pub and highly regarded primary school.

The quaint, unspoilt town of Hythe has a selection of independent shops and restaurants, together with 4 supermarkets (including Waitrose), doctors, dentist, 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 and the Leisure Centre at the Hotel Imperial.

The area is fortunate in having particularly good communications as there are main line 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).

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The accommodation comprises:

### **ENTRANCE HALL**

Entered via a double glazed door with double glazed window to side, access to loft space, radiator, doors to:

### **SITTING/DINING ROOM**

A generous space with ornamental timber fireplace surround encompassing a coal effect gas fire on a stone hearth, double glazed windows to front and side, double glazed casement door opening to and overlooking the rear garden, radiators, archway to:

### **KITCHEN**

Fitted with a range of base cupboard and drawer units incorporating integrated electric oven, space and plumbing for washing machine and space for free standing fridge and freezer, roll top work surfaces inset with four burner gas hob and one and a half bowl stainless steel sink and drainer with mixer tap, tiled splashbacks, range of coordinating wall cupboards with concealed lighting beneath and extractor hood above the hob, double glazed window to rear overlooking the garden, radiator.

### **BEDROOM**

Built-in wardrobe cupboard housing Worcester gas-fired boiler, double glazed window to side, double glazed sliding patio doors opening to and overlooking the rear garden, radiator.

### **BEDROOM**

Built-in wardrobe cupboard, double glazed window to side, radiator.

### **BEDROOM**

Built-in wardrobe cupboard, double glazed window to front, radiator.

### **BATHROOM**

Panelled bath with mixer tap, tiled shower enclosure, pedestal washbasin with mixer tap, low-level WC, tiled walls, obscured double-glazed window to rear, radiator.

### **OUTSIDE**

#### **FRONT GARDEN**

The garden to the front of the property is set behind a low brick-built wall with a wrought iron gate opening to a level paved pathway leading to the front door and returning to the driveway. The remainder of the garden is densely planted with a variety of mature shrubs including Camellia, Phormium, Holly, Hydrangea and Salvia amongst others. Side access can be gained to the rear garden. The sloping driveway to the side of the house provides off-road parking and access to the:

#### **GARAGE**

Up and over door to front, window to rear, power and lighting.

#### **REAR GARDEN**

Directly to the rear of the house is a paved patio area with steps leading down to the remainder of the garden which is stocked with a variety of shrubs and other plants with an expanse of lawn backed by mature evergreen hedging.

#### **EPC Rating D**

#### **COUNCIL TAX**

Band D approx. £2409.11 (2025/26)  
Folkestone & Hythe District Council.

#### **VIEWING**

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













# Seabrook Court, Seabrook, CT21

Approximate Gross Internal Area = 86.3 sq m / 929 sq ft

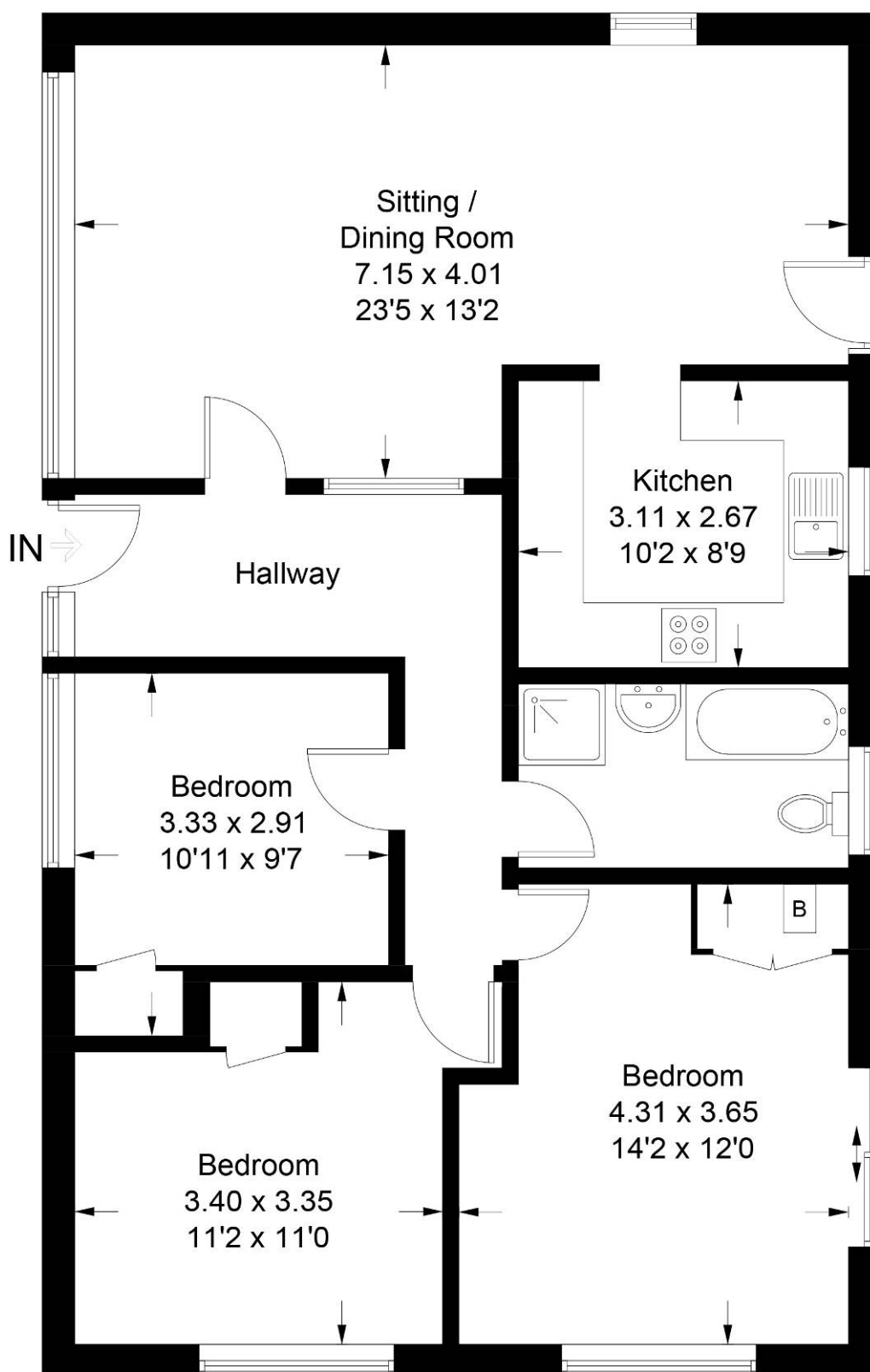


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