



49 High Street, Hythe, Kent CT21 5AD



**9 HORN STREET,  
SEABROOK, HYTHE**

**£375,000 Freehold**

A charming period property in a secluded position, close to the beach and local amenities. The house exudes charm and character throughout the beautifully presented accommodation which comprises a generous sitting room, kitchen/breakfast room and 3 bedrooms. Enchanting garden, parking. EPC D



# 9 Horn Street, Seabrook, Hythe CT21 5SA

**Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Cloak/Utility Room,  
Three Bedrooms, Bathroom,  
Parking, Delightful Garden**

## **DESCRIPTION**

This enchanting period property is situated at the end of a small terrace of similarly attractive properties, approached via a shared driveway which leads to a generous area of parking for the private use of the house. The property has been sympathetically restored by the current owner and exudes charm and character throughout.

The accommodation, which is of particularly comfortable proportions, comprises an entrance hall which is open plan to the well equipped kitchen/breakfast room, a generous double aspect sitting room with cosy wood burning stove and a cloak/utility room. On the first floor there are three bedrooms and a lovely bathroom.

The garden is a particularly attractive aspect of the property having been landscaped for the current owner and planted to provide year round interest. It provides a delightfully secluded environment in which to relax and dine alfresco.

## **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 timber-panelled and double-glazed door, limestone effect flooring, radiator, doors to cloakroom, sitting room and open plan to:

### **KITCHEN/BREAKFAST ROOM**

Well fitted with a range of base cupboard and drawer units, incorporating integrated slimline dishwasher, integrated electric oven and integrated fridge, roll top woodblock effect work surfaces, inset with four burner induction hob and deep ceramic butlers style sink with grooved drainer to side and mixer tap, tiled splashbacks, range of coordinating wall cupboards with concealed lighting beneath and extractor hood above the hob, limestone effect flooring, access to deep understairs storage cupboard, equipped with power and where the current owner houses the freezer, timber framed and double glazed sash window to rear overlooking the garden, radiator, door to:

### **INNER HALL**

Timber panelled and double glazed door opening to and overlooking the garden, staircase to first floor, door to:

### **SITTING ROOM**

Of a generous size, spanning the full depth of the property with attractive exposed brick chimney breast encompassing a recess housing a wood burning stove over a brick hearth, feature stripped pine tongue and groove panelled wall, exposed timbers to ceiling, wall light points, timber framed and double glazed sash window to rear overlooking the garden, timber framed and double glazed window to front, radiators, door returning to entrance hall.

### **CLOAKROOM**

Low level WC, pedestal washbasin with tiled splashback, plumbing for washing machine, wall-mounted Worcester gas-fired boiler, timber framed and double glazed window to front, extractor fan, radiator.

### **FIRST FLOOR LANDING**

Access to loft space, doors to:

### **BEDROOM**

Timber framed and double glazed sash window to rear overlooking the garden, built-in wardrobe cupboard, radiator.

### **BEDROOM**

Timber framed and double glazed sash window to rear overlooking the garden, access to storage cupboard, radiator.

### **BEDROOM**

Timber framed and double glazed window to front, built-in wardrobe cupboards, radiator.

### **BATHROOM**

Cast iron bath, tiled shower enclosure with thermostatically controlled shower, low level WC, pedestal wash basin, localised tiling, recessed light, extractor fan, timber framed and double glazed window to front, wall light point, heated towel rail.







## **OUTSIDE**

To the front of the property, a shared driveway provides access to a generous area of private off-road parking backed by a raised border well planted with a variety of shrubs herbaceous and other plants including acanthus, laurel, euonymus and a specimen oak tree. Side access can be gained to the:

## **REAR GARDEN**

The garden to the rear of the property is a delightfully secluded space enjoying a southerly aspect and has been thoughtfully landscaped by the current owner to provide year-round interest. Within the garden is a circular brick-paved seating area directly to the rear of the house, encompassed by borders planted with various shrubs, herbaceous and other plants, including rosemary, hibiscus, irises, viburnum, and roses amongst others. Block-paved pathways

meander to either side of an ornamental pond backed by an acer to a further circular brick-paved terrace set beneath the shade of an overhanging photinia and beyond which tiered borders are planted with seasonal bulbs, irises, hypericum, rhubarb, roses, hellebores and various others backed by a forsythia and mature viburnum. Within the garden there is also an attractive timber-framed potting shed.

## **EPC Rating Band D**

## **COUNCIL TAX**

Band C approx. £2228.22 (2026/27)  
Folkestone & Hythe District Council.


## **VIEWING**

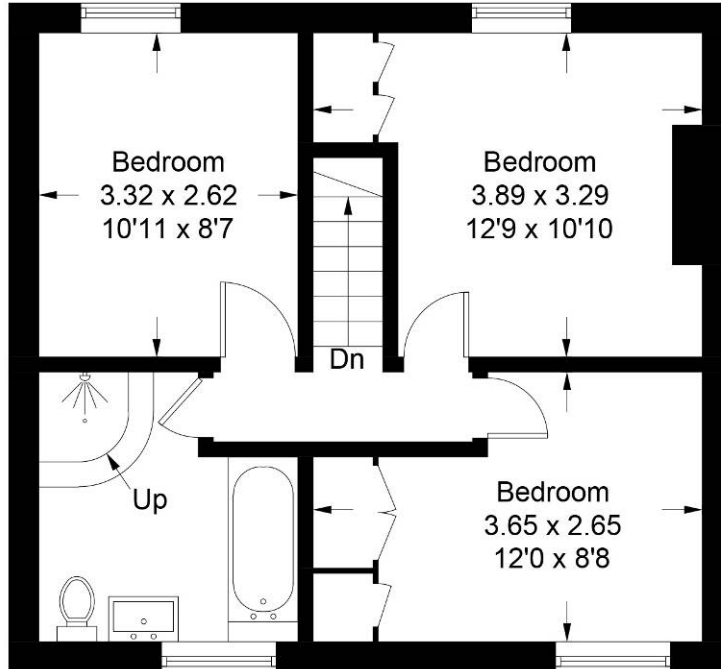
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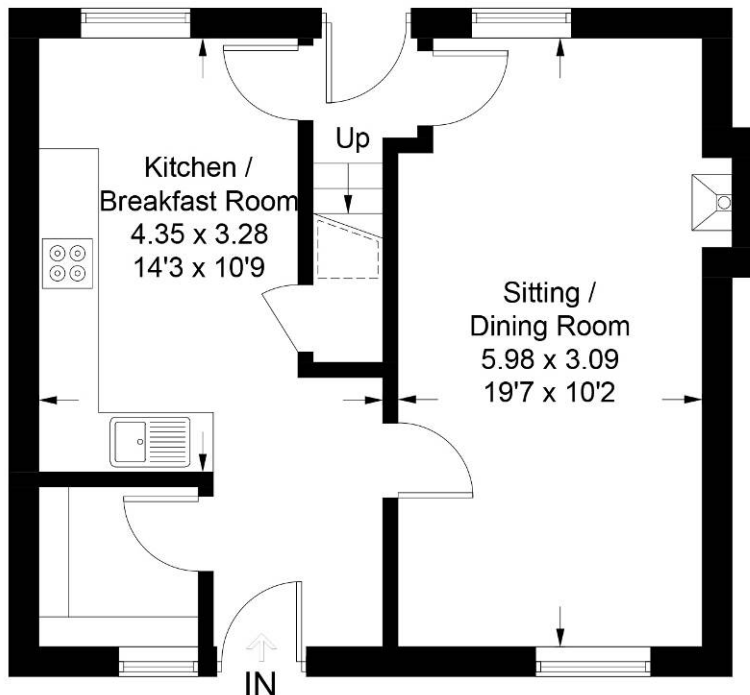
# Horn Street, Hythe, CT21

Approximate Gross Internal Area  
Ground Floor = 41.1 sq m / 442 sq ft  
First Floor = 40.6 sq m / 437 sq ft  
Total = 81.7 sq m / 879 sq ft

 = Reduced headroom below 1.5m / 5'0



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290972)