



49 High Street, Hythe, Kent CT21 5AD



**29 SEATON AVENUE,  
HYTHE**

**£775,000 Freehold**

Situated in a much sought after cul-de-sac on the cusp of the village of Saltwood, this pretty detached house has been thoughtfully extended and offers comfortable accommodation with 2 receptions and 3 double bedrooms. There is a delightfully secluded west facing garden, ample parking and a garage. EPC D



**29 Seaton Avenue,  
Hythe CT21 5HH**

**Entrance Porch, Entrance Hall, Sitting Room, Dining Room,  
Kitchen/Breakfast Room, Cloakroom, Garden Office,  
Three Bedrooms, Bathroom,  
West Facing Garden, Ample Parking, Garage**

**DESCRIPTION**

Enviably situated on the sought after western side of Seaton Avenue, this pretty detached house has been thoughtfully extended to the rear and now offers comfortably proportioned and attractively presented accommodation.

The accommodation comprises an attractive entrance vestibule opening to the welcoming entrance hall which leads to the particularly generous sitting room, a separate dining room, L shaped kitchen/breakfast room and cloakroom. On the first floor there are three double bedrooms and a bathroom.

The house enjoys a carriage driveway to the front providing ample parking and access to the attached garage. The garden to the rear boasts a westerly aspect and offers a delightful level of seclusion and perfect setting for alfresco entertaining.

**SITUATION**

Seaton Avenue is an exclusive cul-de-sac, close to the centre of Saltwood village, with its pretty village green, local shop, Michelin starred restaurant, public house, historic church and castle. There are two excellent primary schools within only a short walk and Brockhill Performing Arts College is only a little further. There are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both.

Hythe town centre, with its busy High Street, 4 supermarkets (including Waitrose & Sainsburys) and range of independent shops, boutiques, cafes and restaurants is within reasonable walking distance. There is a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, cricket and squash clubs etc. together with the Hotel Imperial Leisure Centre and two golf courses. There are many footpaths and bridleways in the vicinity ideal for horse riding or dog-walking, along with Brockhill Country Park, where there is a play area and other organised outdoor activities.

Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 2 miles, the Channel Tunnel Terminal 4 miles, the ferry port of Dover 10 miles and Ashford International Passenger Station 12 miles. The High Speed Link is available from both Folkestone (5 miles) and Ashford (12 miles) with journey times to St Pancras of around 53 minutes and 38 minutes respectively (all times and distances are approximate).



The accommodation comprises:

### **ENTRANCE PORCH**

Entered via a ledge and braced oak door, double glazed windows to either side, UPVC and double glazed timber effect door opening to:

### **ENTRANCE HALL**

Staircase first floor with polished timber moulded handrail, built-in coats cupboard, access to under stairs storage cupboard, radiator, doors to:

### **SITTING ROOM**

A generous space incorporating an attractive brick built fireplace surround with a coal effect gas fire above a brick hearth, wall light points, coved ceiling, double glazed picture window to rear overlooking the garden, double glazed casement doors opening to the garden, double glazed window to side, radiators.

### **DINING ROOM**

Coved ceiling, double glazed casement doors opening to and overlooking the garden, radiator.

### **KITCHEN/BREAKFAST ROOM**

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated dishwasher and washing machine, deep pan drawers, roll top timber effect work surfaces inset with 1 ½ bowl sink and drainer unit with mixer tap and four burner gas hob with extractor hood above, coordinating wall cupboards, two full height shelved storage cupboards, space for tumble dryer (with vent into garage), space for freestanding fridge/freezer, slate effect flooring, coved ceiling, recessed lighting, breakfast nook fitted with bench seat, access to loft space, two double glazed windows to front, double glazed casement door and window opening to and overlooking the rear garden, radiators.

### **CLOAKROOM**

Low-level WC, corner wash basin with vanity cupboard below, tiled walls, obscure double glazed window to side.

### **FIRST FLOOR LANDING**

Pair of double glazed windows over stairwell, access to loft space fitted with loft ladder, doors to:

### **BEDROOM 1**

Comprehensive range of fitted wardrobe cupboards with coordinating drawers and dressing table, wash basin set into work surface, double glazed windows to side and to rear enjoying views over the garden, two wall light points, radiator.

### **BEDROOM 2**

Range of fitted wardrobe cupboards and overhead storage cupboards above recess for double bed, work surface inset with wash basin with vanity cupboards beneath, coordinating dressing table, double glazed window overlooking the garden, radiator.

### **BEDROOM 3**

Fitted wardrobe cupboards concealed by sliding doors, wash basin with vanity cupboard below, double glazed window to front, radiator.

### **BATHROOM**

Corner bath, tiled shower enclosure with thermostatically controlled rain head shower and separate handheld attachment, close coupled WC, bidet, wash basin with vanity cupboard below, tiled walls, heated towel rail, wall light point, shaver point and light, obscure double glazed window to front.









## **OUTSIDE**

### **FRONT GARDEN**

The garden to the front of the property is set behind a bank of mature evergreen shrubs with a carriage driveway providing off-road parking for a number of vehicles and access to the attached garage. Side access can be gained to the:

### **REAR GARDEN**

The garden to the rear of the house enjoys a westerly aspect with a generous terrace paved in natural stone spanning the width of the property. Beyond this the garden is laid extensively to lawn and is well enclosed by mature evergreen hedging and close boarded timber panelled fencing. There are deep borders well stocked with a variety of predominantly mature shrubs including camellia, photinia, japonica fatsia and rhododendron amongst others. To the rear of the garage is an adjoining **garden office** which has pine tongue and grooved cladding to all walls, double glazed windows to side and rear, obscured double glazed door to garden.

### **GARAGE**

Electronically operated up and over door, power and light.

### **EPC Rating Band D**

### **COUNCIL TAX**

Band F approx. £3321.73 (2024/25)  
Folkestone & Hythe District Council.

### **VIEWING**

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



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# Seaton Avenue, Saltwood, CT21


Approximate Gross Internal Area

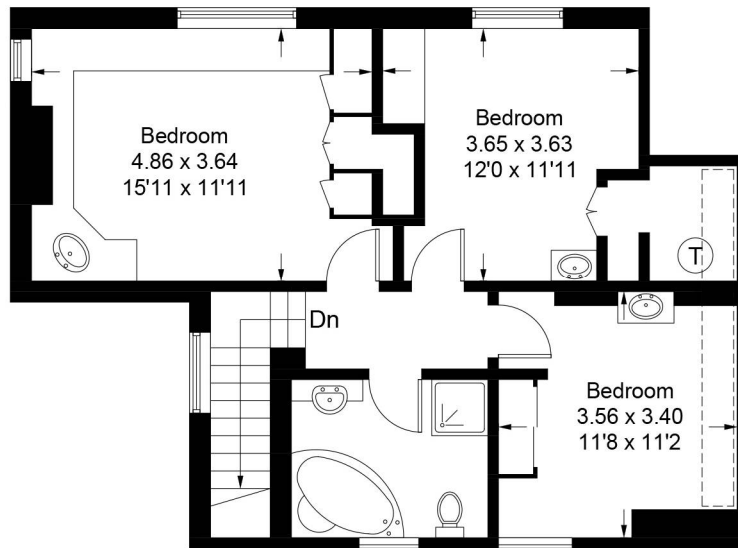
Ground Floor = 93.1 sq m / 1002 sq ft

First Floor = 60.8 sq m / 654 sq ft

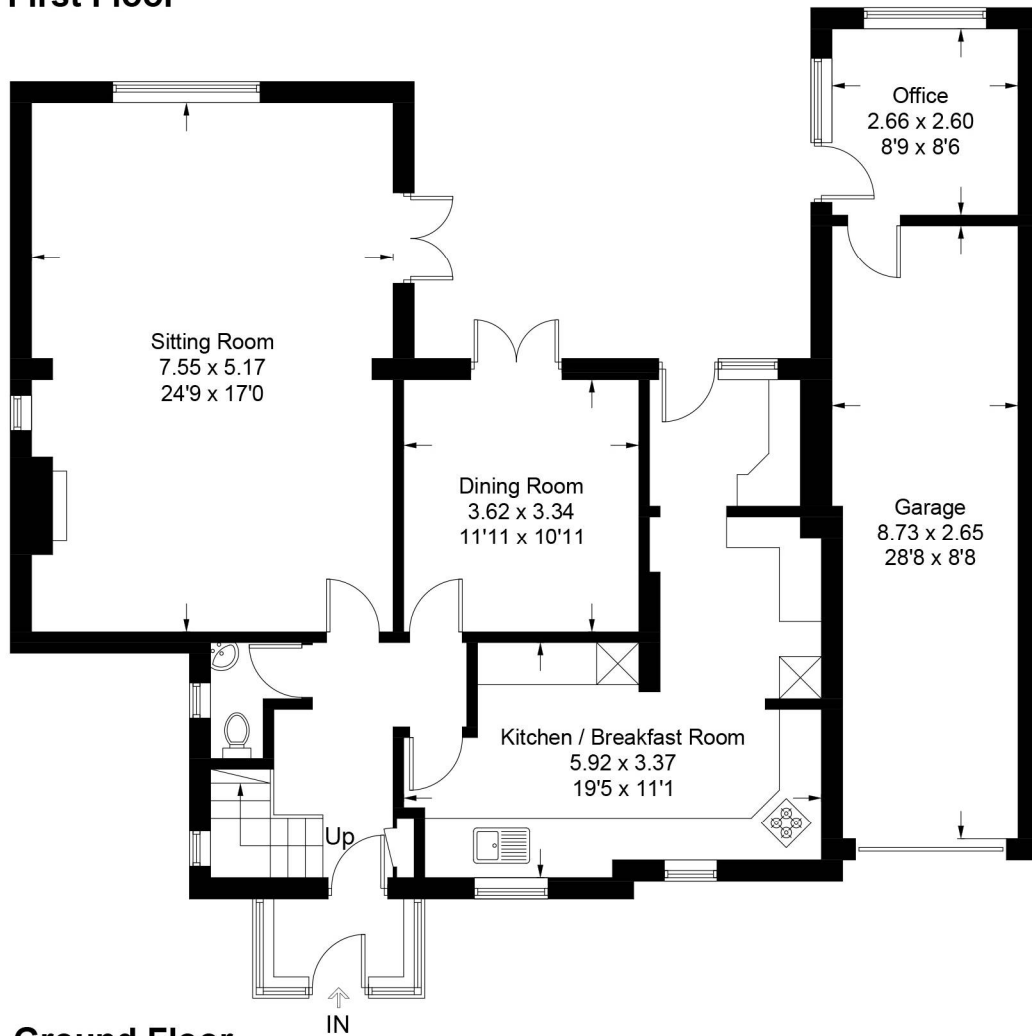
Garage/ Office = 30.0 sq m / 323 sq ft

Total = 183.9 sq m / 1979 sq ft

 = Reduced headroom below 1.5m / 5'0



**First Floor**



**Ground Floor**