



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



FLAT 1 WELLINGTON HOUSE, 51 SEABROOK ROAD, HYTHE

£350,000 Leasehold

To Include A Share Of The Freehold

Forming part of an exclusive mews style gated development, a relatively short walk from the High Street, this spacious ground floor apartment enjoys light and airy accommodation of elegant proportions. Entrance hall, sitting room, kitchen/dining room, two double bedrooms (1 en-suite), allocated parking space. EPC C



Flat 1 Wellington House, Seabrook Road, Hythe CT21 5QB

**Entrance Vestibule, Entrance Hall, Sitting Room, Kitchen/Dining Room,
Two Double Bedrooms (One En-Suite), Bathroom,
Allocated Parking Space, Visitors Parking, Communal Gardens**

DESCRIPTION

Approached via a gated driveway with entry phone system, Wellington House forms part of a small and exclusive Mews style development comprising just eight apartments and three cottages which enjoy a delightfully secluded setting amidst well tended communal gardens.

This elegant ground floor apartment enjoys the benefit of its own entrance leading to a wide and welcoming reception hall from where the light, airy and spacious accommodation radiates, flooded with light from large replacement double glazed sash windows, with tall ceilings and some beautiful original and period style features. The stunning sitting room opens onto a small south facing patio, the generous kitchen/dining room has plenty of space for a table and incorporates integrated appliances, there are two double bedrooms (one with an en-suite shower room) and a bathroom.

The apartment also has the advantage of an allocated parking space, use of the visitors parking spaces and also of the communal gardens.

SITUATION

The property is conveniently situated on Seabrook Road, only a short walk from the town centre with its 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 by four supermarkets (including Waitrose).

The Royal Military Canal is close by 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, sailing club, etc. There are many clubs and societies within the town that welcome new members, and a weekly 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 miles), Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (11 miles). Sandling main line railway station, approximately 2½ 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 and Ashford with journey times of under an hour.

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a pair of panelled and glazed doors with astragal glazed obscured windows to either side, encaustic tiled floor, dentil moulded cornice, recessed lighting, pair of panelled and glazed doors opening to:

ENTRANCE HALL

Timber effect flooring, dado rail, dentil moulded cornice, recessed lighting, radiator concealed by decorative cover, doors to:



SITTING ROOM

Attractive stone fireplace surround encompassing a cast iron insert with coal effect gas fire over a granite hearth, pair of wall-light points, dentil moulded cornice, pair of double glazed sash windows to rear, double glazed casement doors opening to the patio area to the front, radiators.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base cupboard and drawer units incorporating integrated washing machine and dishwasher, square-edged granite worktops inset with one and a half bowl stainless steel sink and drainer with mixer tap and four burner gas hob with stainless steel splashback and stainless steel and illuminated extractor hood above, coordinating wall cupboards with concealed lighting beneath, one of which houses the Worcester gas-fired boiler, integrated eye-level oven and microwave oven, integrated fridge and freezer, coved ceiling, recessed lighting, double glazed sash window to rear, UPVC and obscured double glazed window to rear, radiator.

BEDROOM

Range of fitted wardrobe cupboards, further built-in wardrobe cupboard, shelved alcove, coved ceiling, double glazed sash windows to front and side, radiators concealed by decorative covers, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low level WC, pedestal wash basin with mixer tap, walls tiled to half height, shaver point, wall light point, coved ceiling, recessed lighting, extractor fan, radiator.

BEDROOM

Pair of fitted wardrobe cupboards flanking the chimney breast with decorative cast iron fireplace surround over a granite hearth, coved ceiling, double glazed sash window to front, radiator concealed by decorative cover.

BATHROOM

Panelled bath with mixer tap and handheld shower and glazed shower screen set within a tiled surround, low-level WC with concealed cistern and coordinating vanity cupboard to side topped by a wash basin with mixer tap set into a work surface, tiled floor, walls tiled to half height, shaver point, wall-light point, coved ceiling, recessed lighting, extractor fan, radiator.

OUTSIDE

PARKING

Wellington House is approached via a shared driveway and the development is entered via a pair of electronically operated gates. There are various parking spaces in this area of which one is allocated to Flat 1 (on exiting the property it is the middle of the 5 spaces on the left). The property also benefits from the use of visitor parking spaces on a first come first served basis.

LEASE

We are advised that there is the balance of a 999 year lease which commenced on the 25th December 2015, although a share of the freehold is included in the sale.

SERVICE CHARGE

We are advised that the annual service charge is circa £2,070 per annum.

NB All information should be verified between solicitors.

EPC Rating Band C

COUNCIL TAX

Band C approx. £2,228.22 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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







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Wellington House, Hythe, CT21

Approximate Gross Internal Area = 97.5 sq m / 1049 sq ft

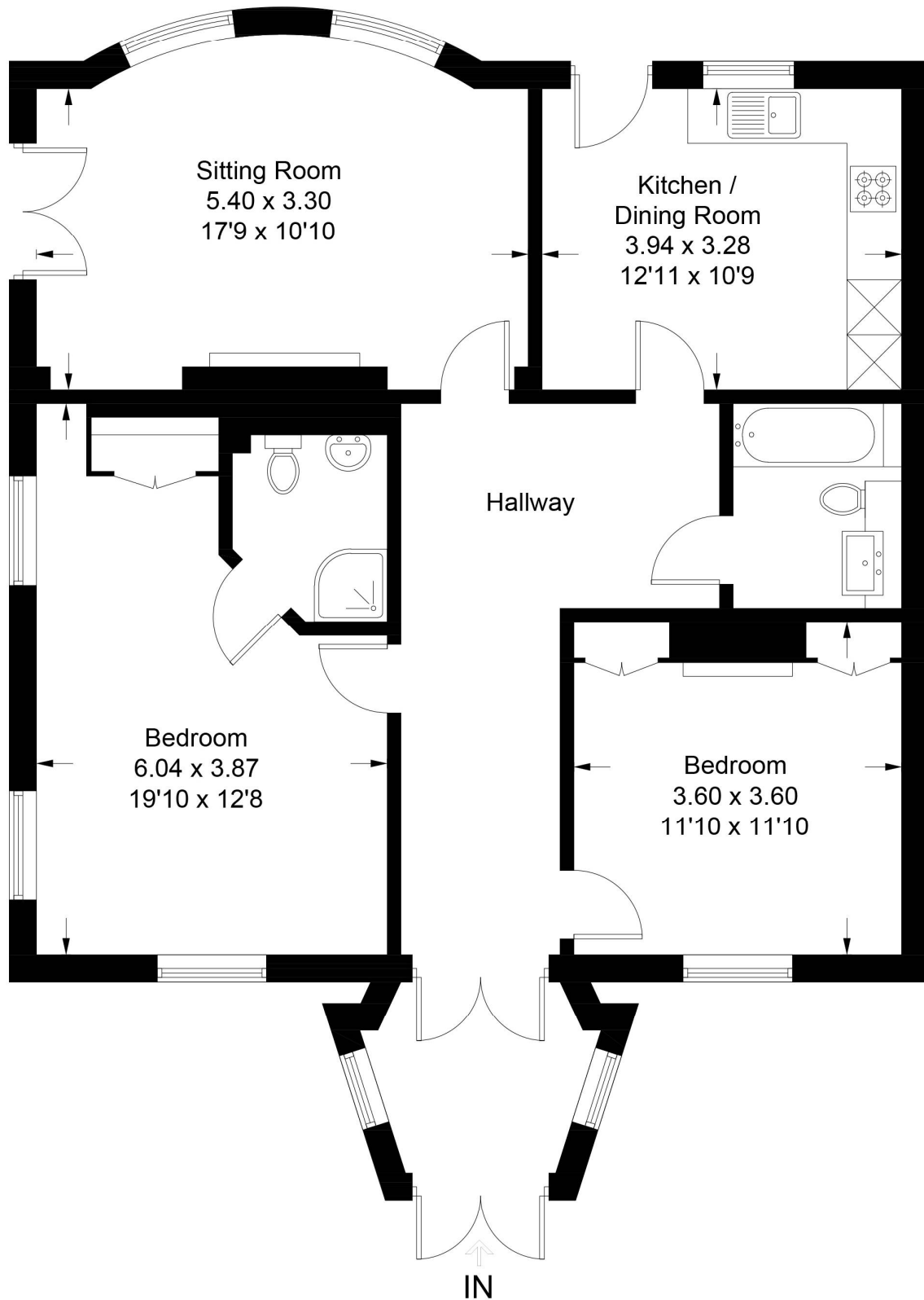


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