



49 High Street, Hythe, Kent CT21 5AD

**NO ONWARD CHAIN**



**14 SEABROOK ROAD,  
HYTHE**

**£249,950 Leasehold**

Occupying the entire ground floor of this detached house, this light and airy flat offers attractively presented accommodation of very comfortable proportions with some lovely original features. Sitting room, kitchen/breakfast room, two bedrooms, bathroom. South facing private garden to the rear. EPC E.



[www.lawrenceandco.co.uk](http://www.lawrenceandco.co.uk)

Tel: 01303 266022

email: [findahome@lawrenceandco.co.uk](mailto:findahome@lawrenceandco.co.uk)

# 14 Seabrook Road Hythe CT21 5NA

## Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Two Bedrooms, Bathroom, South Facing Garden

### DESCRIPTION

This well situated ground floor garden flat occupies the entire ground floor of this attractive period property. With its own entrance, the flat provides attractively presented accommodation which is of particularly comfortable proportions. This includes an entrance hall leading to the generous sitting room, the kitchen/dining room which has been recently refitted in a smart contemporary style and incorporates an ample dining area leading to the garden and to the well equipped bathroom. There are also two very comfortable bedrooms.

The private garden is a particularly appealing aspect of the flat. It offers a pleasant seating area leading to a level lawn which enjoys a southerly aspect and provides an appealing environment in which to relax and entertain. There is also side access to the front of the property.

### SITUATION

The property is conveniently situated on Seabrook Road, only a short walk from the town centre with its 4 supermarkets (including Waitrose, Sainsburys and Aldi), bustling and vibrant High Street with a range of independent shops, boutiques, cafes and restaurants, doctors surgeries, dentists etc. 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 fortnightly 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 HALL

Entered for a panelled and obscured double glazed door with obscured fan light above, radiator, access to under stairs storage cupboard, doors to:

#### SITTING ROOM

Painted fireplace surround incorporating recessed coal effect electric fire over a marble hearth, deep moulded cornice, bay with double glazed window to front, radiator.



### **KITCHEN/BREAKFAST ROOM**

Well fitted with a comprehensive range of base cupboard and drawer units incorporating an integrated electric oven, space and plumbing for washing machine, square edged timber effect worktops and upstands inset with stainless steel sink and drainer unit and four burner gas hob with brushed stainless steel splashback, coordinating wall cupboards one of which conceals the Vailant gas fired boiler, tiled floor, coved ceiling, double glazed windows to either side, panelled and obscured double glazed door to garden, radiator, door to:

### **BATHROOM**

Panelled bath fitted with mixer tap and separate thermostatically controlled shower with folding glazed shower screen, low level WC with concealed cistern, wash basin with mixer tap and vanity cupboard below, tiled floor, localised tiling, obscured double glazed window to rear overlooking the garden, obscured double glazed window to side, coved ceiling, extractor fan, radiator.

### **BEDROOM**

Deep moulded cornice, double glazed window to rear overlooking the garden, radiator.

### **BEDROOM**

Shelved recess, double glazed window to side, radiator.

### **REAR GARDEN**

Directly to the rear of the property is a shallow paved terrace extending to the remainder of the garden which is enclosed by ragstone walls and timber panelled fencing. The garden is laid predominantly to lawn and incorporates a specimen holly and a timber framed garden shed. Side access can be gained to the front of the building.

### **LEASE DETAILS**

We are advised that there is the balance of a 999 year lease, which commenced in 2015.

### **SERVICE CHARGE**

We are advised that the annual service charge is £1,000 (to include £150 Ground Rent).

**NB All information to be verified between solicitors.**

**EPC Rating Band E.**

### **COUNCIL TAX**

Band B approx. £1,708.80 (2023/24)  
Folkestone & Hythe District Council.

### **VIEWING**

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

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# Seabrook Road, Hythe, CT21

Approximate Gross Internal Area = 68.0 sq m / 732 sq ft



= Reduced headroom below 1.5m / 5'0

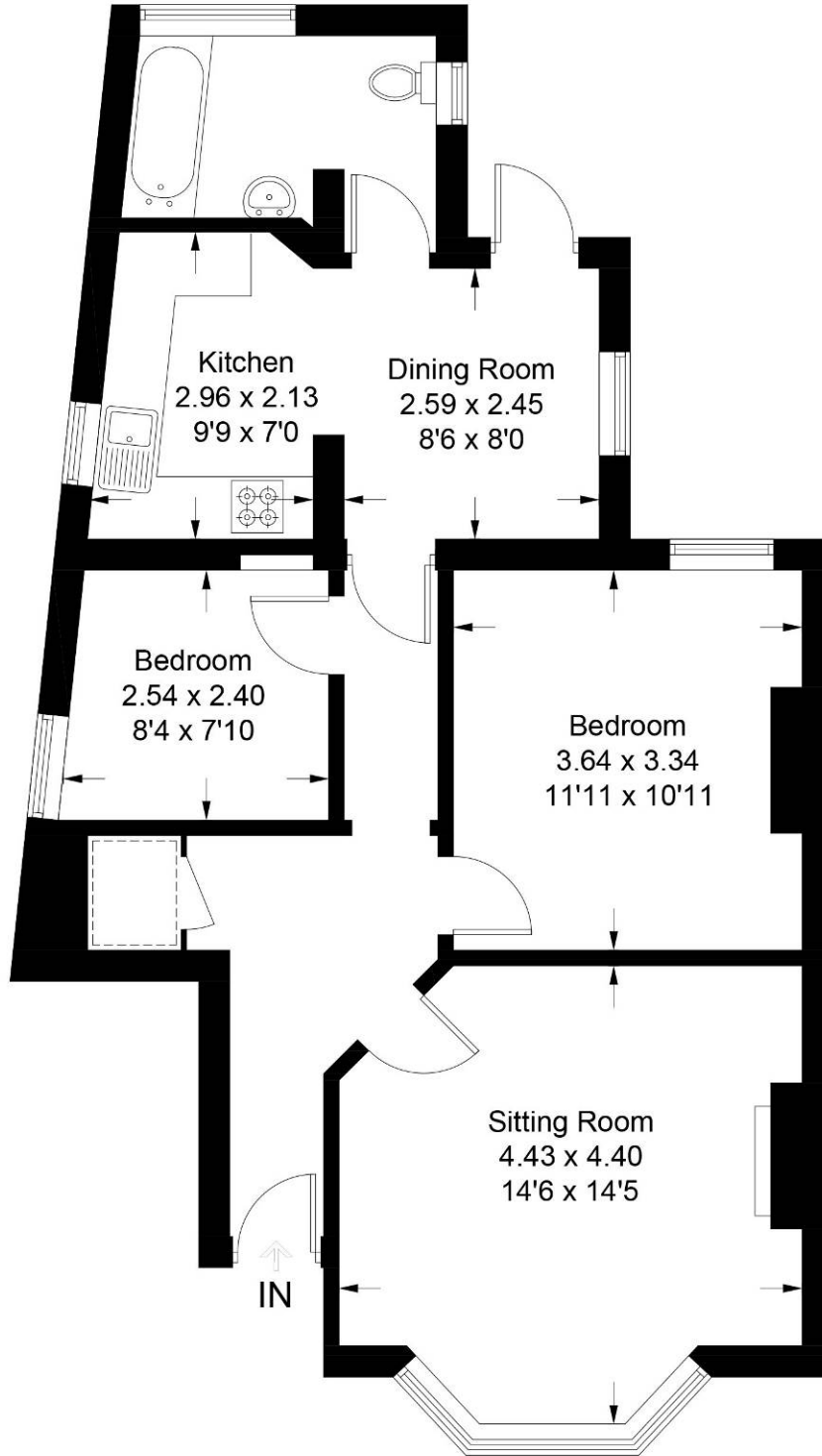


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