



49 High Street, Hythe, Kent CT21 5AD



**POUND COTTAGE,
47 SEABROOK ROAD, HYTHE**

**£649,500 Freehold
NO ONWARD CHAIN**

An enchanting Grade II Listed detached period house requiring general updating and improvement but with the potential to create an exceptional home. Two reception rooms, kitchen, cloakroom, three bedrooms, bathroom and attic room. Pretty gardens to the side and rear. Garage and parking.



Pound Cottage

47 Seabrook Road, Hythe CT21 5QB

**Entrance Hall, Sitting Room, Dining Room, Kitchen, Cloakroom,
Three Bedrooms, Bathroom, Separate W.C., Attic Room,
Pretty Gardens, Garage and Parking**

DESCRIPTION

Pound Cottage is an enchanting Grade II Listed period house believed to date to the early 1900s. Having been a cherished family home for many years, it is fair to say that the property would now benefit from general updating and improvement but does offer the potential for discerning purchasers to create an exceptional home tailored to their own tastes and requirements. It is considered well worthy of any expenditure required and has been priced accordingly.

Behind the attractive double fronted ragstone façade which is festooned with a magnificent mature wisteria, the accommodation exudes charm and character throughout. It is of particularly comfortable proportions and comprises a welcoming entrance hall leading to the generous sitting room with parquet flooring and cosy woodburning stove, to the opposite side of the hallway is the dining room leading to the kitchen beyond which is the rear lobby and cloakroom. On the first floor there are three comfortable bedrooms and a bathroom. Accessed from the principal bedroom is a secondary staircase leading to the particularly useful attic room.

Outside there is off road parking for a vehicle before the attached garage. The main garden lies to the side of the house enjoying a southerly aspect and with an expanse of lawn, pretty ornamental pond and mature hedge affording a great deal of privacy. There is then additional space to the rear of the house and an upper level of lawn and shrubs.

SITUATION

This beautiful period house is conveniently situated on Seabrook Road, within reasonable walking distance of Hythe town centre which enjoys a 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 with 4 supermarkets (including Waitrose and Sainsburys). The property is also very accessible to the Royal Military Canal 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, bowls club, 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 - 4.4 miles), Channel Tunnel Terminal (3.6 miles), the ferry port of Dover (11.5 miles) and Ashford International Passenger Station (15 miles). Sandling main line railway station, approximately 3 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 (3 miles) and Ashford with journey times of under an hour.

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The accommodation comprises:

ENTRANCE PORCH

Entered via a timber and glazed panelled door, windows to two sides, original timber panelled door to:-

ENTRANCE HALL

Staircase to 1st floor, doors to:-

SITTING ROOM

Attractive brick built fireplace with recess housing wood burning stove, sash window to front, pair of windows to side, built in window seat and storage, part polished wood parquet flooring, part tiled floor, timber panelled and glazed door to rear garden, door to inner hallway, two radiators.

DINING ROOM

Attractive brick built fireplace with provision for open fire, sash window to front, polished timber floorboards, radiator, open through to:-

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating recess for freestanding electric cooker, space for fridge freezer, worksurface inset with stainless steel sink and drainer unit with mixer tap, tiled splashback, coordinating wall cupboards, pair of windows to rear.

INNER HALLWAY

Access to deep under stairs storage cupboard, door to sitting room, door to:-

CLOAKROOM

Low level WC, obscure window to rear, radiator.

FIRST FLOOR LANDING

Access to airing cupboard housing factory lagged hot water cylinder, doors to:-

BEDROOM 1

Pair of sash windows to front, radiator, door to staircase to attic room.

BEDROOM 2

Sash window to front, wash basin with mixer tap and vanity drawers below, radiator.

BEDROOM 3

Sash window to side, radiator.

SHOWER ROOM

Twin sized shower enclosure with thermostatically controlled shower, pedestal wash basin, obscure window to side, radiator.

ATTIC ROOM

Access generous eaves storage, roof light.

OUTSIDE

FRONT GARDEN

The garden to the front of the property except behind a close boarded fence entered via a picket style gate with a path leading to the front door. A mature wisteria festoons the front of the property and a path leads to the side and rear gardens.

SIDE GARDEN

The garden to the side of the property is laid extensively to lawn afforded privacy by maturing privet hedge. There is an attractive ornamental pond stocked with the appropriate aquatic plants and the pathway continues to the rear of the house where access can be gained to the garage and steps lead up to the upper level of the garden.

EPC Rating EPC EXEMPT

COUNCIL TAX

Band D approx. £2299.66 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

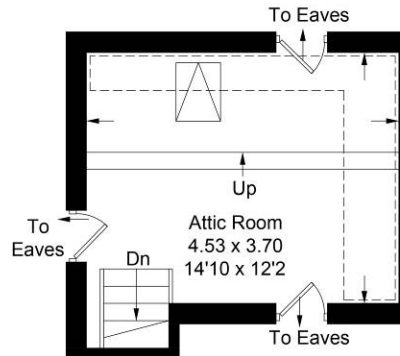




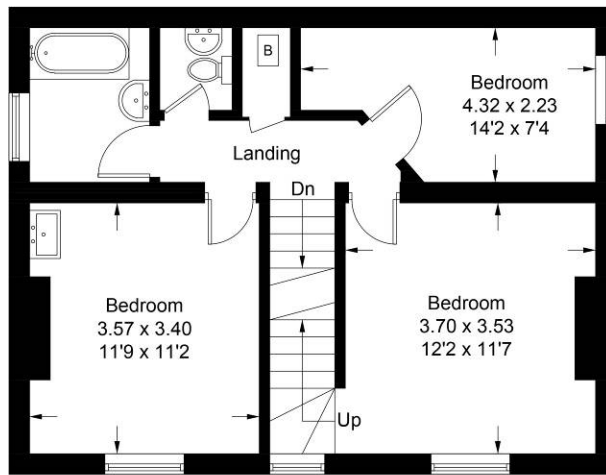


Pound Cottage, Hythe, CT21

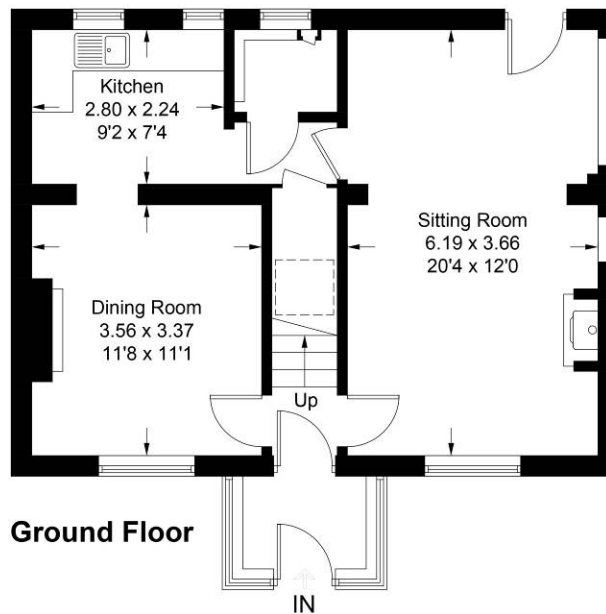
Approximate Gross Internal Area
Ground Floor = 54.4 sq m / 585 sq ft
First Floor = 51.1 sq m / 550 sq ft
Second Floor = 17.7 sq m / 190 sq ft
Total = 123.2 sq m / 1325 sq ft



Second Floor



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1067295)