



49 High Street, Hythe, Kent CT21 5AD



LEEWAY, SEABROOK ROAD, HYTHE

**Offers in excess of
£700,000 Freehold**

The subject of an extensive refurbishment and thoughtfully planned extension, this exceptional single storey dwelling now offers accommodation designed to compliment a modern lifestyle. Kitchen/dining/living space, 3 bedrooms (1 en-suite), bathroom, parking, south facing garden. EPC C.



Leeway

Seabrook Road, Hythe CT21 5QD

**Entrance Vestibule, Entrance Hall, Open Plan Kitchen/Dining/Living Room,
Utility Room, Three Double Bedrooms (one with walk-in wardrobe and en-suite
shower room), Bathroom
Ample Parking, Secluded South Facing Garden**

DESCRIPTION

An exciting opportunity to purchase a detached bungalow on a generous plot with plenty of driveway parking and a delightful south facing rear garden backing on to the Royal Military Canal. The bungalow has recently been extensively refurbished and thoughtfully extended in recent months, the result is a triumph with accommodation now planned to compliment a modern day lifestyle with a high specification, contemporary finish throughout and totalling circa 1300 sq ft.

The accommodation comprises a particularly generous open plan kitchen/dining/living space with a smartly fitted kitchen in a Shaker style with integrated appliances and quartz worktops. The space is flooded with light from the large triple glazed roof light and a full wall of bi-folding doors uniting the space with the south facing garden. Adjoining the kitchen is a utility room which doubles as a study. There are three double bedrooms, the principal bedroom opening onto the garden and the added advantage of a walk-in wardrobe and an en-suite shower room. There is also a beautiful bathroom.

The bungalow stands on a generous plot with a frontage of approximately 38 feet and an overall depth of around 160 feet. There is ample parking on the recently laid driveway at the front of the property and the pleasant garden to the rear enjoys a southerly aspect and direct access to the banks of the Royal Military Canal.

SITUATION

This substantial detached bungalow is conveniently situated on Seabrook Road, within reasonable walking distance of Hythe town centre and Seabrook with its local convenience store, public house and well regarded primary school. Hythe 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, Sainsburys and Aldi). The property backs directly onto the banks of 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.



The accommodation comprises:

ENTRANCE PORCH

Entered via a timber effect composite and obscured double glazed door, opaque double glazed windows to either side, timber effect parquet flooring in a limed oak finish, panelled and glazed door to:

ENTRANCE HALL

Timber effect parquet flooring in a limed oak finish, column radiator, doors to:

OPEN PLAN KITCHEN/DINING/LIVING SPACE

Timber effect parquet flooring throughout in a limed oak finish, arranged in three defined sections:

Kitchen area

Comprehensive range of base cupboard and drawer units incorporating deep pan drawers and space for freestanding dual fuel range cooker, square edged quartz worktops and up-stands, coordinating island unit incorporating ample storage, integrated dishwasher, square edged quartz worktop under mounted with 1 ½ bowl sink with grooved drainer to side and mixer tap, overhang providing breakfast bar, further bank of coordinating units incorporating recess for freestanding American style fridge/freezer and full height pull-out shelved larder cupboards, recessed lighting, column radiator, door to study/utility room, open plan to:

Sitting/dining room

Set beneath a double glazed lantern rooflight, double glazed bi-folding doors opening to and uniting the space with the garden beyond, column radiator.

UTILITY ROOM

Cupboard with provision for washing machine and tumble dryer. Further cupboard housing gas fired boiler and the consumer unit. Timber effect parquet flooring in a limed oak finish, double glazed casement doors to front.

BEDROOM

Provision for pair of pendant ceiling lights to either side of the bed, double glazed casement doors with double glazed windows to either side opening to and overlooking the rear garden, column radiator, open plan to walk-in wardrobe equipped with ample shelving, hanging rails and drawers, door to:

EN-SUITE SHOWER ROOM

Fitted with a contemporary suite comprising tiled shower enclosure with rainhead shower with handheld attachment, close coupled WC, contemporary wash basin set on a timber vanity unit with deep vanity drawers and mixer tap with mosaic tiled splashback, tiled floor, recessed lighting.

BEDROOM

Bay with double glazed windows to front overlooking the garden, column radiator.

BEDROOM

Coved ceiling, double glazed window to front overlooking the garden, column radiator.

BATHROOM

Fitted with a contemporary suite comprising freestanding roll top bath raised on claw and ball feet and fitted with mixer tap, set within a surround tiled in a herringbone style, contemporary wash basin with mixer tap and deep vanity drawers below, close coupled WC, Stone effect flooring, recessed lighting, light tube, heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low ragstone wall with a newly planted laurel hedge. There is a generous tarmac driveway providing off-road parking and leading to a further area topped in granite chippings providing additional parking and turning areas. From here a block paved pathway leads between two areas of lawn to the front door. Outside lighting throughout.

REAR GARDEN

The garden to the rear of the property enjoys a southerly aspect and is well enclosed by close boarded timber panelled fencing. Spanning the width of the rear of the property is a deep terrace paved in large porcelain tiles and extending to the remainder of the garden where there is a hot tub and which is laid extensively to lawn incorporating various specimen shrubs include choisya, laurel and mahonia. To the far end of the garden is a freestanding shed and a personal gate gives access to the banks of the Royal Military Canal.

EPC Rating Band C.

COUNCIL TAX

Band E approx. £2685.26 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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



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Leeway, Hythe, CT21

Approximate Gross Internal Area = 123.6 sq m / 1330 sq ft

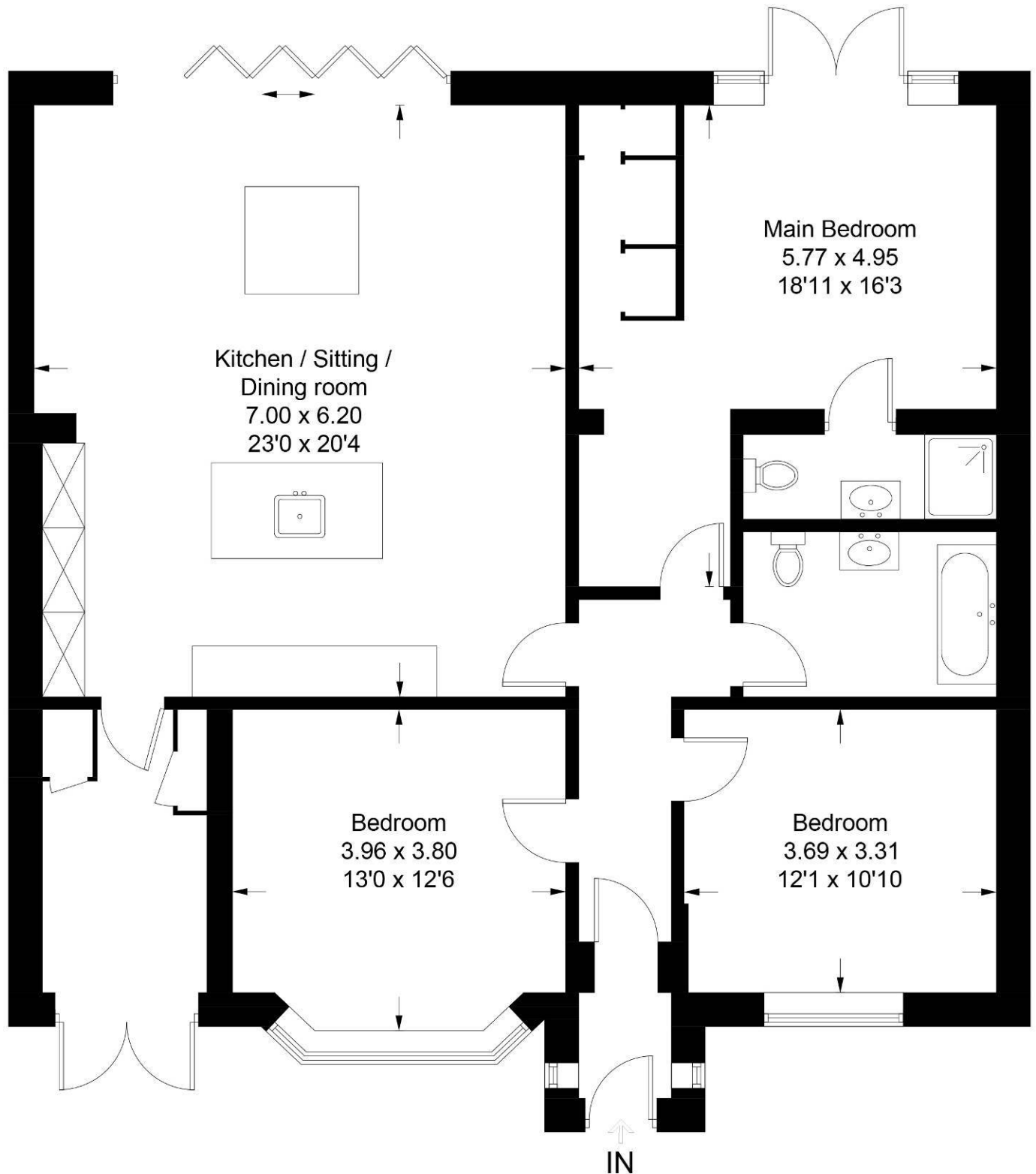


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