



49 High Street, Hythe, Kent CT21 5AD



## 38 SEABROOK ROAD HYTHE

This first and second floor maisonette is well situated close to Hythe high street. The spacious accommodation is well presented and comprises a sitting/dining room, fitted kitchen (with access to an elevated terrace), three bedrooms, shower room and a pretty south facing rear garden. EPC E.

**£279,950 Leasehold**  
**To include a share of the Freehold**



# 38 Seabrook Road Hythe CT21 5LZ

**Entrance Hall, Sitting/Dining Room, Fitted Kitchen,  
Three Bedrooms, Shower Room,  
Elevated Terrace & South Facing Garden**

## **DESCRIPTION**

This well situated first floor maisonette offers surprisingly spacious accommodation over two floors. A private external staircase leads to the covered porch and front door. The spacious accommodation comprises a generous sitting/dining room, fitted kitchen (with doors leading to the south facing elevated terrace to the rear), a bedroom and a shower room. The two further bedrooms are on the second floor.

The rear garden is a particularly appealing aspect of the flat. It offers a pleasant seating area leading to a level artificial lawn which enjoys a southerly aspect and provides an appealing environment in which to relax and entertain.

## **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.

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The accommodation comprises:

### **COVERED PORCH**

Windows to two side, door to:-

### **ENTRANCE HALL**

Staircase to second floor, access to storage cupboards concealed by sliding doors, recessed lighting, radiator, doors to:-

### **KITCHEN**

Well fitted with a range of base cupboards and drawer units incorporating integrated dishwasher, integrated wine cooler, recess and plumbing for washing machine, square edged quartz worksurface inset with one and a half bowl sink and drainer unit with mixer tap, induction hob with extractor hood above, tiled splashbacks, further bank of full height cupboards incorporating integrated oven, space for freestanding fridge freezer, double glazed window to side, double glazed doors giving access to the rear elevated terrace.

### **SITTING ROOM**

Double glazed bay window and further double glazed window to front, walls panelled to half height, inset media wall with contemporary inset electric fire, two wall light points, radiator.

### **SHOWER ROOM**

Shower enclosure with thermostatically controlled rain head shower, close coupled WC, wash basin with vanity drawers below, pair of obscure double glazed windows to side, tiled floor, tiled walls, radiator.

### **BEDROOM**

Double glazed window to rear, radiator.

### **FIRST FLOOR LANDING**

Access to eaves storage, doors to:-

### **BEDROOM**

Double glazed window to front and rear, radiator.

### **BEDROOM**

Velux window, radiator.

### **OUTSIDE**

#### **Rear Garden**

The garden is accessed via a flight of steps from the elevated terrace and is well enclosed by timber panelled fencing and laid extensively to artificial lawn, edged by raised borders and a paved terrace area.

**Lease Details:** To be confirmed  
A share of the freehold is included in the sale

**Maintenance:** Two thirds responsibility for the property.

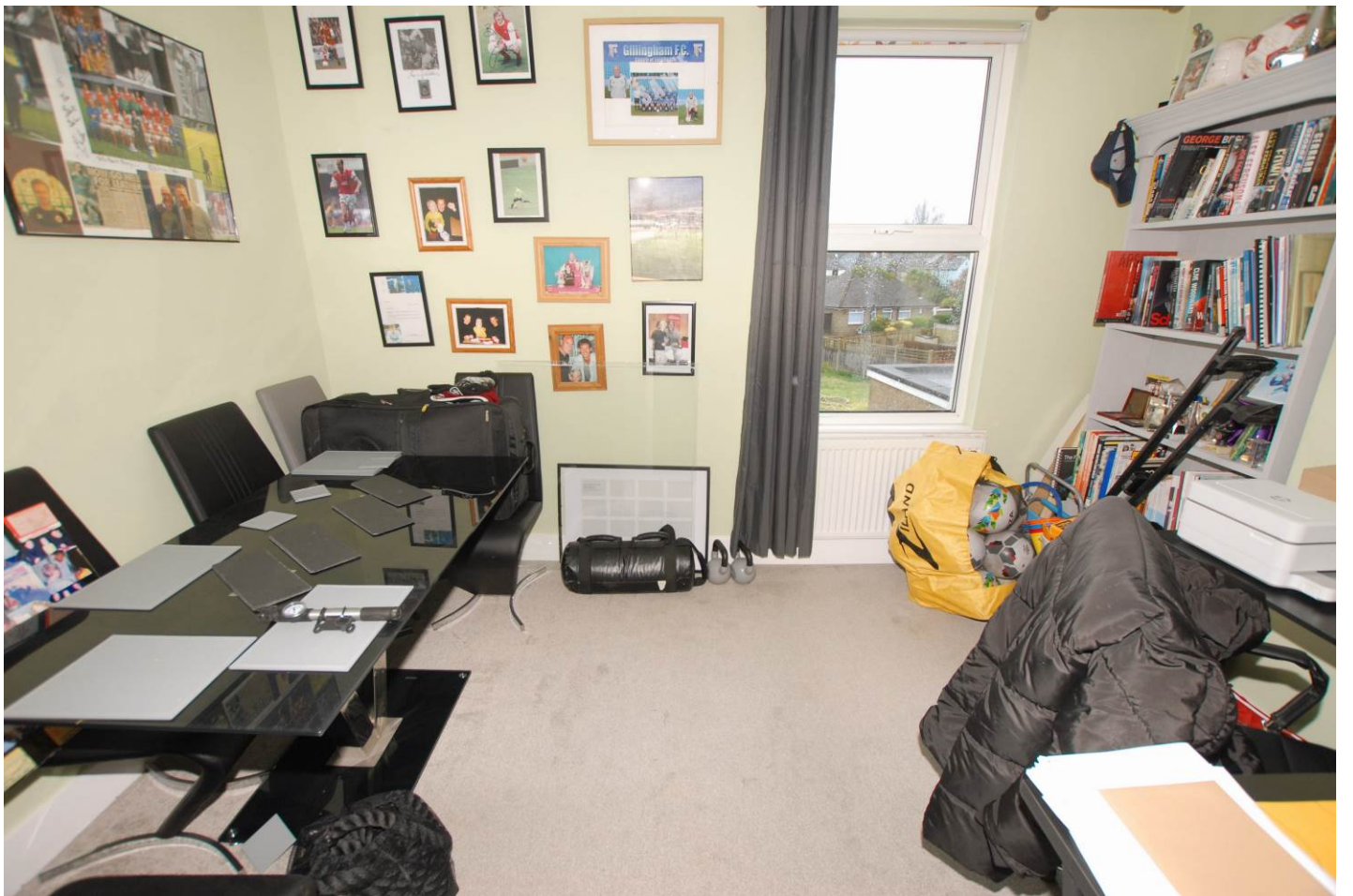
### **EPC Rating E**

### **COUNCIL TAX**

Band B approx. £1708.80 (2022/23)  
Folkestone & Hythe District Council.

### **VIEWING**

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

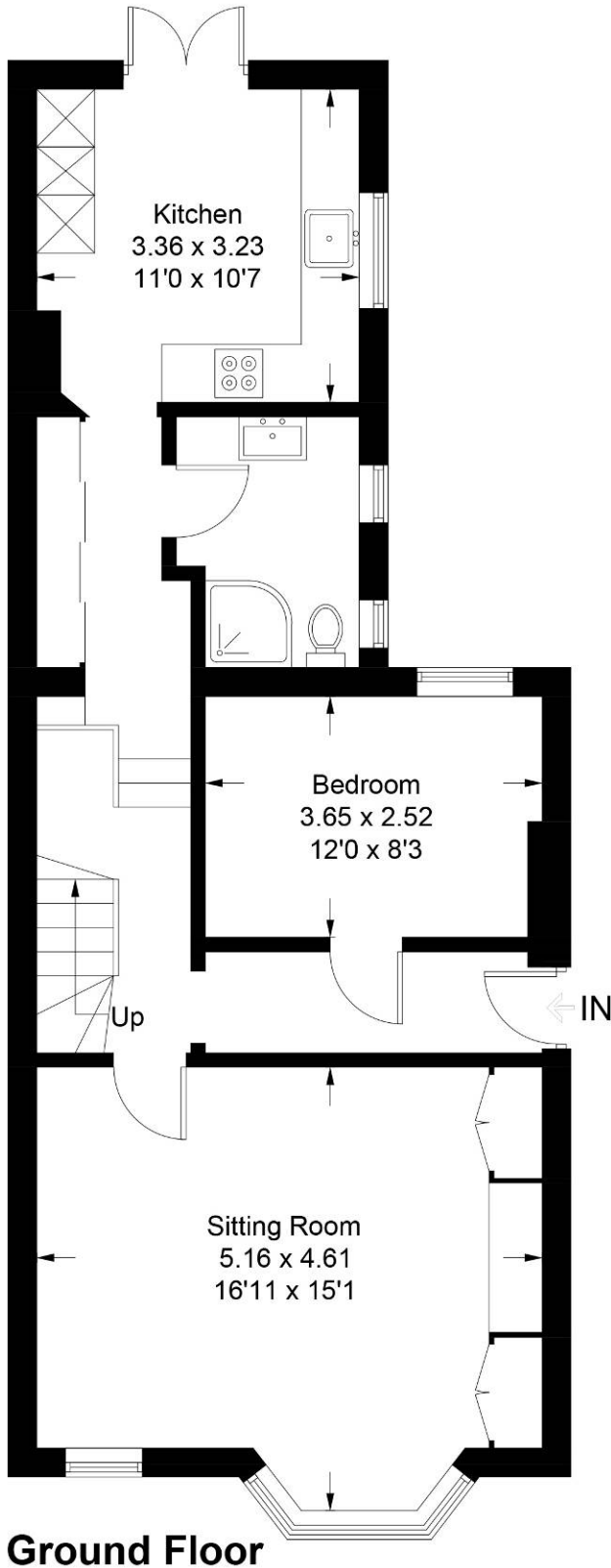







# Seabrook Road, Hythe, CT21

Approximate Gross Internal Area  
Ground Floor = 63.5 sq m / 683 sq ft  
First Floor = 33.0 sq m / 355 sq ft  
Total = 96.5 sq m / 1038 sq ft



 = Reduced headroom below 1.5m / 5'0

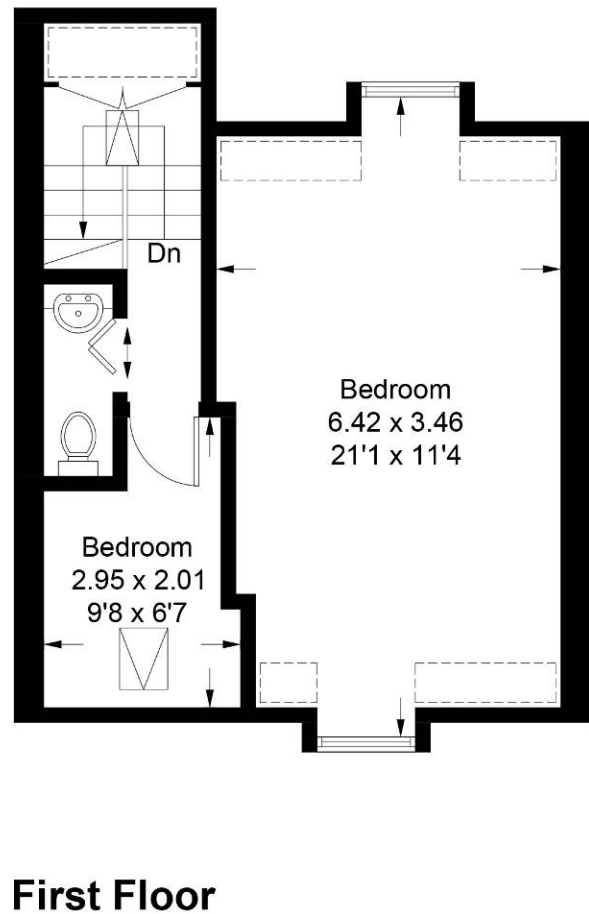


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