



49 High Street, Hythe, Kent CT21 5AD



**64 HIGH RIDGE,  
SEABROOK, HYTHE**

**£299,950 Freehold  
OFFERS OVER**

**A semi-detached bungalow in a sought after location comprising a sitting room, garden room, fitted kitchen, lobby/utility, a double bedroom, shower room and useful loft room. Rear garden with summer house/home office and studio. Off-road parking. EPC tbc.**



# **64 High Ridge Seabrook Hythe CT21 5TF**

**Entrance Hall, Sitting Room, Garden Room, Kitchen,  
Side Lobby/Utility, Double Bedroom, Shower Room, Useful Loft Room,  
Summer House/Home Office, Studio, Gardens To Front & Rear, Off-Road Parking**

## **DESCRIPTION**

This semi-detached bungalow offers well presented accommodation comprising an entrance hall, sitting room, garden room, fitted kitchen, lobby/utility, a double bedroom and a shower room. There is also a useful loft room.

The rear garden is a particularly attractive feature of the property and incorporates a pleasant elevated terrace, summer house/home office and studio, which are both fully insulated and with power and water installed . There is a driveway providing off road parking to the front of the property.

## **SITUATION**

High Ridge is a desirable and peaceful road in Seabrook which is a popular residential area between Hythe and Sandgate (1.5 miles and 1.2 miles respectively) and is very accessible to both. The area benefits from a local shop, pub and highly regarded primary school.

The quaint, unspoilt town of Hythe has a selection of independent shops and restaurants, together with 4 supermarkets (including Waitrose, Sainsburys and Aldi), doctors, dentist, etc. There is a fortnightly farmers market and many clubs and societies that welcome new members. There are three golf courses in the vicinity, as well as sailing, bowls, cricket, squash and tennis clubs and the Leisure Centre at the Hotel Imperial.

The area is fortunate in having particularly good communications as there are main line railway stations within easy reach and an access point for the M20 motorway (Junction 12) only 2 miles away, making it possible to reach Central London within about 1½ hours by both road and rail. The High Speed Rail Link offers a journey time to the City of just under an hour and is available from Folkestone West, Folkestone Central and also Ashford Station. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is 2.5 miles away and Ashford International Passenger Terminal with Eurostar services to Paris & Brussels is only 20 minutes by car. The ferry port of Dover is approximately 11 miles away. (All distances are approximate).



The accommodation comprises:

### **ENTRANCE HALL**

Entered via a timber and glazed door, window to side, radiator, door to:-

### **SITTING ROOM**

Attractive fireplace surround, double glazed window to front, double glazed doors giving access to the garden room, open through to:-

### **KITCHEN**

Fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine, integrated slimline dishwasher, integrated fridge and freezer, worksurface inset with undermounted butlers sink with mixer tap, gas hob with extractor hood above, wall mounted Worcester gas boiler, double glazed window to rear, door to:-

### **SIDE PORCH/UTILITY**

Double glazed windows to front and rear work surface with recess below for freestanding fridge and freezer, tiled floor.

### **GARDEN ROOM**

Double glazed casement doors opening to the rear garden, double glazed windows to rear, high level obscure double glazed windows to side.

### **INNER HALL**

Paddle stairs to loft room, doors to:

### **BEDROOM**

Fitted wardrobes concealed by sliding mirror doors, double glazed window to front, picture rail, tiled floor, radiator.

### **SHOWER ROOM**

Aqualisa shower, close coupled WC, wall hung wash basin, obscured double glazed window to side, part tiled walls, tiled floor.

### **LOFT ROOM**

Access to eaves storage.

### **OUTSIDE**

The garden to the front of the property is accessed via a hardstanding providing off-road parking, steps lead down to an area of lawn and the front door.

### **REAR GARDEN**

Directly to the rear of the property is an elevated terrace set beneath a timber framed pergola stepping down to a further levelled decked garden covered in Sports AstroTurf (with composite decking beneath) and with a specimen laurel, silver birch and beech tree. Further steps lead down to an area topped in wood bark with a timber framed summer house/home office supplied with power, light and water with stainless steel sinks. Further studio of timber framed construction also supplied with power and lighting with open store alongside a cloakroom area to the opposite side.

### **EPC Rating tbc**

### **COUNCIL TAX**

Band B approx. £1708.80 (2023/24)  
Folkestone & Hythe District Council.

### **VIEWING**

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

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# Highridge, Hythe, CT21

Approximate Gross Internal Area = 63.4 sq m / 682 sq ft

Attic Room = 13.1 sq m / 141 sq ft

Total = 76.5 sq m / 823 sq ft



= Reduced headroom below 1.5m / 5'0

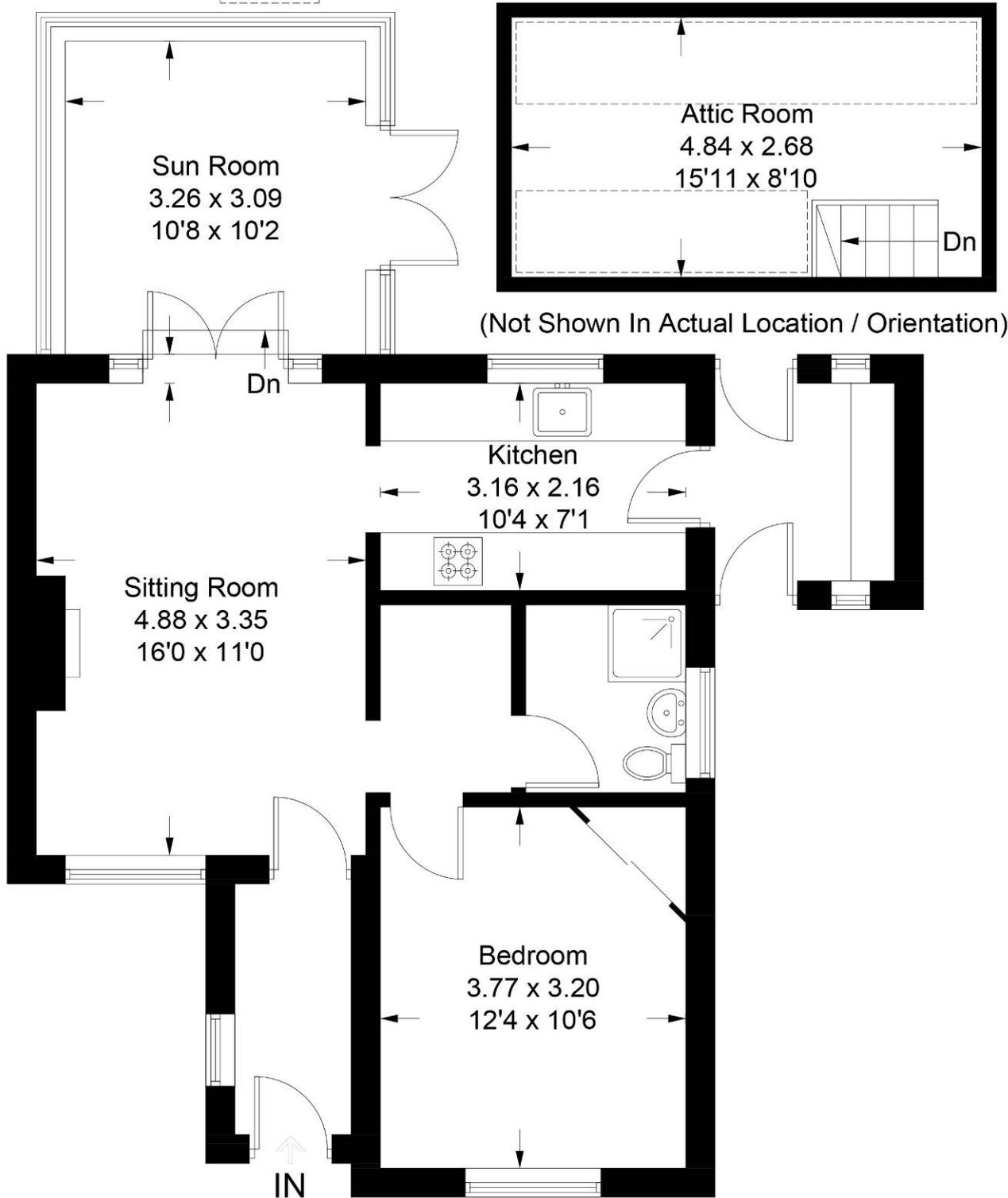


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