



49 High Street, Hythe, Kent CT21 5AD



21 HIGH RIDGE SEABROOK, HYTHE

£389,950 Freehold

Semi-detached house in a desirable and elevated position from where it commands far reaching views of the sea. The accommodation comprises a sitting/dining room, kitchen, shower room & three bedrooms. Pretty gardens, a garage and off-road parking. EPC D.



21 High Ridge Seabrook Hythe CT21 5TE

**Entrance Hall, Sitting/Dining Room, Kitchen, Shower Room,
Three Bedrooms,
Off Road Parking, Garage, Gardens**

DESCRIPTION

This semi-detached house enjoys an elevated position and views of the sea. The accommodation comprises an entrance hall, light and airy sitting/dining room, fitted kitchen and shower room. On the first floor there are three bedrooms.

The delightful tiered rear garden is a particularly attractive feature of the property and incorporates a pleasant terrace and generous area of lawn, the ideal vantage point from where to enjoy the views to the sea. There is a driveway providing off road parking and access to the detached garage.

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. The ferry port of Dover is approximately 11 miles away. (All distances are approximate).



The accommodation comprises:

ENTRANCE HALL

Entered via a double glazed door with obscure double glazed windows to either side, staircase to 1st floor, access to cloaks cupboard and airing cupboard housing the factory lagged hot water cylinder, doors to:-

SITTING/DINING ROOM

Double glazed windows to front and side enjoying views towards the sea, fire place recess housing woodburning stove, timber effect flooring, recessed lighting, radiator.

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine and dishwasher, worksurface inset with stainless sink and drainer unit with mixer tap, coordinating wall cupboards, space for freestanding cooker and fridge/freezer, double glazed windows to rear, double glazed door giving access to the rear garden, tiled floor, radiator.

SHOWER ROOM

Shower enclosure with thermostatically controlled rain head shower and separate handheld attachment, low-level WC, wash basin with vanity cupboard and drawers below, part tiled walls, cupboard housing the wall mounted gas fire boiler, extractor.

FIRST FLOOR LANDING

Access to loft space, built-in cupboard, doors to:-

BEDROOM 1

Double glazed windows to side and to front enjoying views of the sea, access to built-in cupboard, timber effect flooring, radiator.

BEDROOM 2

Access to built-in cupboard, double glazed window to rear overlooking the garden, timber effect flooring, radiator.

BEDROOM 3

Polished woodblock parquet flooring, double glazed window to rear overlooking the garden, radiator.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is laid extensively to lawn and incorporates a generous driveway providing off-road parking and access to the garage. A timber gate gives access to the:-

REAR GARDEN

The garden to the rear is tiered with a flight of steps leading up to a paved terrace backed by beds planted with a variety of shrubs herbaceous and other plants. From here a further flight of steps leads past a greenhouse to the top tier of the garden which is laid extensively to lawn and incorporates various shrubs, the ideal vantage point from which to enjoy the views of the sea.

DETACHED GARAGE

Up-and-over door to front, personal door to side.

EPC Rating D

COUNCIL TAX

Band C approx. £2044.14 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

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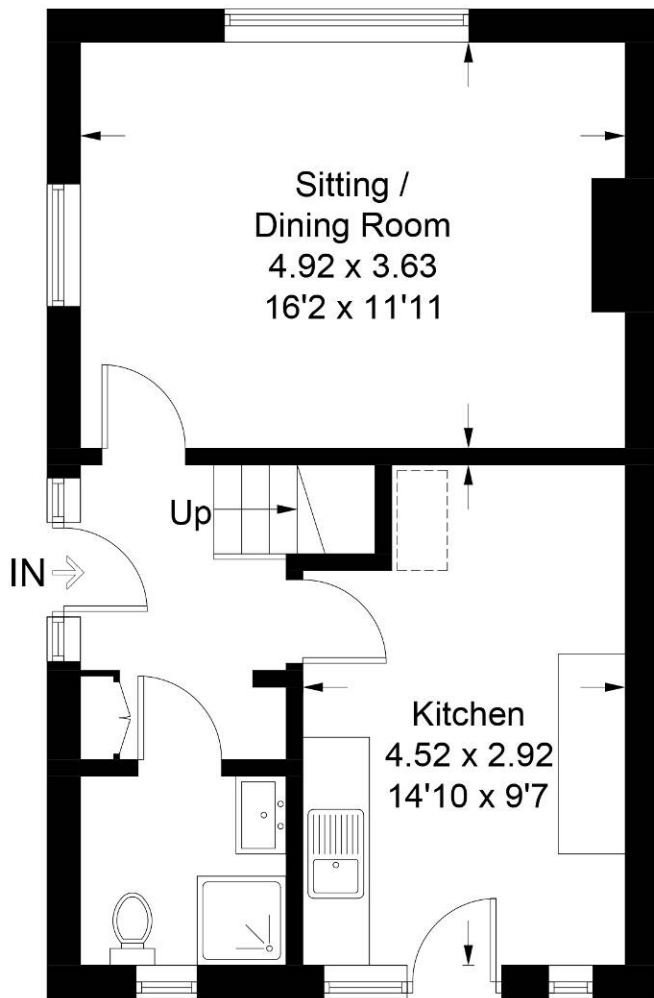




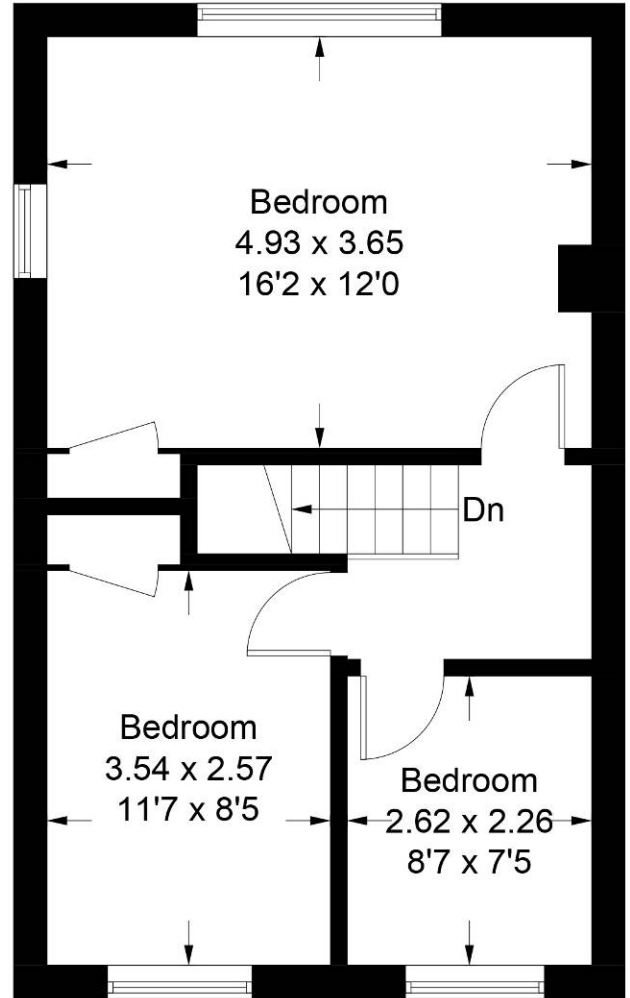
Highridge, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 40.9 sq m / 440 sq ft
First Floor = 40.9 sq m / 440 sq ft
Total = 81.8 sq m / 880 sq ft

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1109057)