



49 High Street, Hythe, Kent CT21 5AD



**75 SEABROOK COURT,
SEABROOK, HYTHE**

**£415,000 Freehold
NO ONWARD CHAIN**

A substantial detached bungalow on a sought after cul-de-sac, a short walk from local amenities, bus stops and the beach. The property enjoys comfortably proportioned and well appointed accommodation with a generous sitting/dining room, kitchen and 3 bedrooms. Parking, garage/games room, gardens. EPC D



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75 Seabrook Court, Seabrook, Hythe CT21 5RY

Entrance Hall, Sitting/Dining Room, Kitchen, Three Bedrooms, Bathroom, Garage (converted into games room), Gardens to Front and Rear

DESCRIPTION

Situated in a desirable cul-de-sac, this substantial detached bungalow offers beautifully presented accommodation which is of particularly comfortable proportions. This includes a welcoming entrance hall leading to the very comfortable sitting/dining room which opens onto the garden, a smartly fitted kitchen which includes all of the appliances, a useful covered walkway to the side, three bedrooms (one has a second w.c. within it which although useful, could be easily removed) and a bathroom.

The gardens to both the front and rear are very pretty, to the front is a driveway providing ample parking and to the rear the garden enjoys a westerly aspect with a generous terrace shed and a greenhouse. The garage has been converted to provide a very useful additional space currently used as a hobbies room but suitable for a variety of uses including a games room, home office or gym.

SITUATION

Seabrook 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), 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, tennis 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 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 UPVC and obscured double glazed door with obscured double glazed window to side, Karndean timber effect flooring, coved ceiling, access to shelved storage cupboard, access to heated linen

cupboard housing factory lagged hot water cylinder, access to loft space via hatch fitted with loft ladder, doors to:



SITTING/DINING ROOM

A generous space with coved ceiling, high-level obscured double glazed window to side, double glazed sliding patio doors and windows opening to and overlooking the rear garden, radiators.

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units incorporating freestanding washing machine, slimline dishwasher, electric oven, two fridges, roll top marble effect worktops inset with stainless steel sink and drainer unit with mixer tap, coordinating upstand, wall mounted Worcester gas fire boiler, Shelved pantry, coved ceiling, double glazed window to rear overlooking the garden, UPVC and obscure double glazed door giving access to:

COVERED WALKWAY

Set beneath a polycarbonate roof, ledge and braced door to front, UPVC and obscured double glazed door to rear garden.

BEDROOM

Built-in wardrobe cupboard, coved ceiling, double glazed window to front, radiator.

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Low-level WC with wash basin with mixer tap above and vanity cupboard to side, coved ceiling, double glazed window to side, radiator.

BATHROOM

Panelled bath with mixer tap and separate thermostatically controlled shower, low-level WC with concealed cistern and vanity cupboard to side topped with wash basin with mixer tap, tiled floor, tiled walls, extractor fan, obscured double glazed

window to side, wall mounted heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is predominantly laid to lawn with flowerbeds planted with a variety of roses and a superb central weeping flowering cherry. The block paved driveway provides off-road parking and a pathway leads to the front door.

FORMER GARAGE

A useful space which has been dry lined, equipped with power and lighting and is entered by a UPVC and obscured double glazed door with obscure double glazed window to side, space housing two fridge freezers. Thought suitable for a variety of uses including workshop, games room, Gym etc.

REAR GARDEN

Directly to the rear of the bungalow is a generous terrace paved in sandstone and backed by a trellis supporting climbing roses and other plants. From here steps and pathways meander through the garden where there are various borders which have been used in the past by the current owners as vegetable gardens, a lovely magnolia tree and an acer, on the lower tier of the garden is a timber framed garden shed with a joining miniature shed together with a greenhouse.

EPC Rating Band D

COUNCIL TAX

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

VIEWING

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







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Floorplan awaited