



49 High Street, Hythe, Kent CT21 5AD



3 BELLA MEWS SEABROOK ROAD, HYTHE

£475,000 Freehold

A stunning townhouse in a prime central location, accessible to all local amenities. The well presented accommodation comprises a generous sitting room with south facing balcony, kitchen/dining/living space, utility/cloakroom, three bedrooms (one en-suite & one with balcony) and shower room. Integral garage. EPC B.



www.lawrenceandco.co.uk

Tel: 01303 266022

email: findahome@lawrenceandco.co.uk

3 Bella Mews

Seabrook Road, Hythe CT21 5NB

**Entrance Hall, Cloakroom, Integral Garage, Ground Floor Bedroom,
Two Further Double Bedrooms (one with En-Suite), Shower Room,
Kitchen/Dining/Living Space, Utility/Cloakroom,
Top Floor Sitting Room with Balcony**

DESCRIPTION

A beautifully presented townhouse offering spacious accommodation over four floors in a sought after location close to Hythe's bustling high street, a level walk to the seafront and the Royal Military Canal.

At ground floor level is a welcoming entrance hall with cloakroom, bedroom and access to the integral garage. On the first floor there are two double bedrooms (one with en-suite shower room and the other with a south facing balcony) and a shower room. On the second floor is a generous kitchen/dining/living space and utility room/cloakroom. On the top floor is a spacious sitting room and south facing balcony.

The property also benefits from a generous integral garage.

SITUATION

The property is very conveniently situated on Seabrook Road, only a short walk from the town centre with its 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 by four supermarkets (including Waitrose, Sainsburys and Aldi). 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.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 2 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)

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The accommodation comprises:

ENTRANCE HALL

Entered via a double glazed door, tiled floor with underfloor heating, staircase to 1st floor with oak handrail and glazed balustrade, doors to:

CLOAKROOM

Well fitted with a contemporary suite comprising wall hung WC with concealed cistern, wall hung wash basin with mirrored splashback and vanity cupboard below, double glazed window to front with integrated blind, recessed lighting, extractor fan, tiled floor with underfloor heating.

BEDROOM

Tiled floor with underfloor heating, recessed lighting, double glazed window to front with integrated blinds.

INTEGRAL GARAGE

Of a generous size with electronically operated roller door to front, power and light.

FIRST FLOOR LANDING

Staircase continuing to 2nd floor, doors to:

BEDROOM

Recessed lighting, double glazed window to rear with integrated blinds, radiator, door to heated linen cupboard housing pressurised hot water cylinder and Worcester wall mounted gas fire boiler, door to deep wardrobe cupboard fitted with shelving and hanging rail, door to:

EN-SUITE SHOWER ROOM

Well fitted with a contemporary suite comprising twin sized walk-in shower enclosure with thermostatically controlled multi jet shower with rain head and separate handheld attachment, wall hung WC with concealed cistern, wall hung wash basin with mixer tap, mirrored and illuminated reveal behind, recessed lighting and extractor fan, wall mounted heated ladder rack towel rail.

BEDROOM

Pair of built-in wardrobe cupboards equipped with hanging rails and shelving, recessed lighting, double glazed casement doors with integrated blinds opening to balcony to front, radiator.

BALCONY

Decked in composite decking and enclosed by glazed balustrade, the balcony enjoys a southerly aspect.

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled multi jet shower with rain head and separate handheld attachment, wall hung WC with concealed cistern, wall hung wash basin with mixer tap and mirrored upstand, tiled floor, tiled walls, recessed lighting and extractor fan, double glazed window to front with integrated blinds, wall hung heated ladder rack towel rail.

SECOND FLOOR LANDING

Staircase continuing to third floor, tiled floor, recessed lighting, door to cloakroom and double doors through to:

KITCHEN/DINING LIVING SPACE

Kitchen Well fitted with a range of base cupboards and drawer units incorporating integrated Bosch dishwasher, square edged worksurface inset with stainless steel sink and drainer unit with mixer tap, ceramic hob with extractor hood above, coordinating upstands, coordinating wall cupboards, integrated Bosch oven and integrated fridge & freezer, recessed lighting, tiled floor, radiator, ceramic tiled floor, open through to:-

Dining/living space Ceramic tiled floor, double glazed window to rear, recessed lighting, radiator.

CLOAKROOM/UTILITY

Low-level WC with concealed cistern, wall hung wash basin, wall hung wash basin, worksurface with recess and plumbing below for washing machine.



THIRD FLOOR LANDING

Double glazed full height windows to front and to side fitted with integral blinds, Velux roof light, recessed lighting, radiator, door to:-

SITTING ROOM

Double glazed sliding doors giving access to the balcony and enjoying a southerly aspect, double glazed windows to rear, two radiators, recessed lighting.

BALCONY

Decked in composite decking and enclosed by glazed balustrade, the balcony enjoys a southerly aspect.

EPC Rating B

COUNCIL TAX

Band A approx. £1533.11 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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





Bella Mews, Hythe, CT21

Ground Floor = 33.7 sq m / 363 sq ft

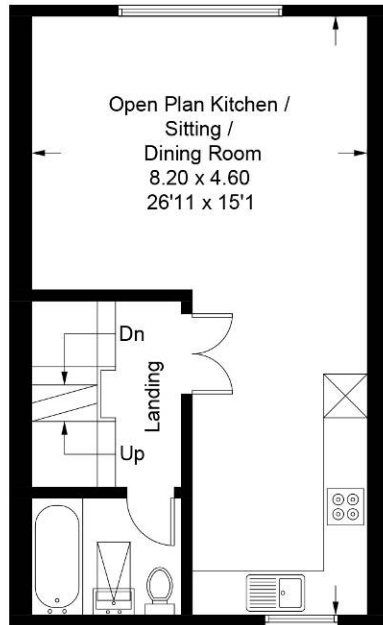
First Floor = 40.0 sq m / 430 sq ft

Second Floor = 37.7 sq m / 406 sq ft

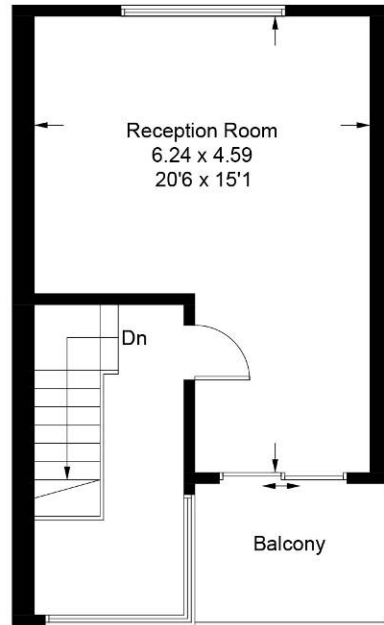
Third Floor = 32.7 sq m / 352 sq ft

Total = 144.1 sq m / 1551 sq ft

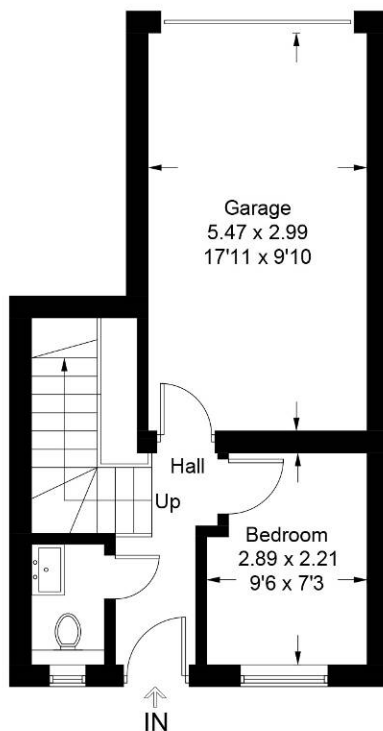
(Including Garage)



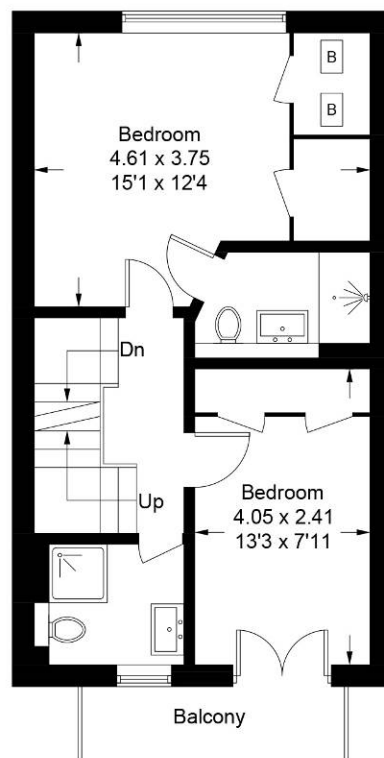
Second Floor



Third Floor



Ground Floor



First Floor

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