



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



**4 SEABROOK HEIGHTS
69 SEABROOK ROAD, HYTHE**

£375,000 Leasehold

To include a share of the Freehold

A simply stunning first floor apartment in a desirable location from where it enjoys a magnificent southerly vista and views of the sea. Comprising an entrance hall, kitchen/dining/living space, south facing balcony, two double bedrooms (one en-suite), utility & a bathroom. Two allocated parking spaces. EPC B.



**Apartment 6, Seabrook Heights
69 Seabrook Road
Hythe, CT21 5QW**

**Entrance Hall, Open Plan Kitchen/Dining/Living Space,
South Facing Balcony,
Two Double Bedrooms (One with En-Suite), Bathroom,
Two Allocated Parking Spaces**

DESCRIPTION

Seabrook Heights is an exclusive development which enjoys a particularly choice location from where it commands a magnificent southerly vista with views of the sea.

This stunning apartment is situated on the first floor, benefitting from a lift and is impeccably presented with a high standard of finish throughout and the benefit of underfloor heating. The well-proportioned accommodation comprises an entrance hall, a generous open plan kitchen/dining/living space opening out on to the south facing balcony with enjoys views across the golf course and of the Sea. The kitchen area is well fitted with a comprehensive range of units and integrated appliances in a sleek, modern design. There are two double bedrooms, the principal benefiting from an en-suite shower room and walk-in wardrobe, a bathroom and a useful utility room. The property enjoys two allocated parking spaces.

SITUATION

Seabrook Heights is conveniently situated on Seabrook Road, within reasonable walking distance of Hythe town centre and Seabrook with its local convenience store, public house and well regarded primary school. Hythe enjoys a 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 with 4 supermarkets (including Waitrose, Sainsburys and Aldi). The property is moments from the banks of the Royal Military Canal 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, bowls club, 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 4.4 miles), Channel Tunnel Terminal (3.6 miles), the ferry port of Dover (11.5 miles) and Ashford International Passenger Station (15 miles). Sandling main line railway station, approximately 3 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 (3 miles) and Ashford with journey times of under an hour.

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The accommodation comprises:

COMMUNAL ENTRANCE HALL

Entry phone system, lift and stairs rising to first floor, door to:

ENTRANCE HALL

Engineered oak flooring with underfloor heating, double glazed window to rear, recessed lighting, doors to:

OPEN PLAN KITCHEN/DINING/LIVING SPACE

A generous space arranged in three defined sections with engineered oak flooring with underfloor heating throughout.

Kitchen

Well fitted in a contemporary shaker style with a comprehensive range of base cupboard and drawer units, incorporating integrated dishwasher, square-edged quartz worktops undermounted with deep ceramic butler-style sink with mixer tap and inset with four-burner induction hob, coordinating upstands, range of coordinating wall cupboards with concealed lighting beneath, integrated eye-level oven and combi-microwave oven, integrated fridge and freezer, coordinating island unit with additional storage and quartz worktop with overhang providing breakfast bar, recessed lighting.

Dining area

Double glazed window to front enjoying views over the golf course towards the sea.

Living area

Recessed lighting, full wall expanse of double glazed sliding patio doors with double glazed window to side, opening to and looking beyond the balcony with views over the golf course and off the sea beyond.

BALCONY

Decked in composite decking, enclosed by glazed balustrade, outside lighting and outside power point.

BEDROOM ONE

Double glazed window to side, double glazed window to front, carpeted with underfloor heating, door to walk-in wardrobe cupboard with recessed lighting and carpeted with underfloor heating, door to:

EN-SUITE SHOWER ROOM

Twin-size walk-in tiled shower enclosure fitted with thermostatically controlled monsoon shower, wall-hung WC with concealed cistern, wall-hung washbasin with mixer tap and vanity drawers below, mirrored alcove, recessed lighting, extractor fan, opaque double glazed window to side, tiled floor with underfloor heating.

BEDROOM 2

Double glazed window to side, carpeted with underfloor heating.

BATHROOM

Well fitted with a contemporary suite comprising twin-ended panelled bath with mixer tap and separate thermostatically controlled monsoon shower and glazed shower screen and set within a tiled surround, wall-hung WC with concealed cistern, wall-hung wash basin with mixer tap and vanity drawers below, mirrored alcove, recessed lighting, extractor fan, tiled floor with underfloor heating, heated ladder rack towel rail.

UTILITY ROOM

Worktop with provision beneath for the washing machine and tumble dryer, engineered oak flooring with underfloor heating, Valent gas-fired boiler, recessed lighting, extractor fan.

OUTSIDE

The property benefits from two allocated parking spaces (numbered 15 and 16) and there is also a useful storage cupboard of a significant depth.





LEASE To be confirmed

The apartment is to be sold with benefit of a 1 10th share in the Freehold.

SERVICE CHARGE To be confirmed. Kent Property Management manages the building.

EPC Rating Band B

COUNCIL TAX

Band D approx. £2506.74 (2026/27)
Folkestone & Hythe District Council.

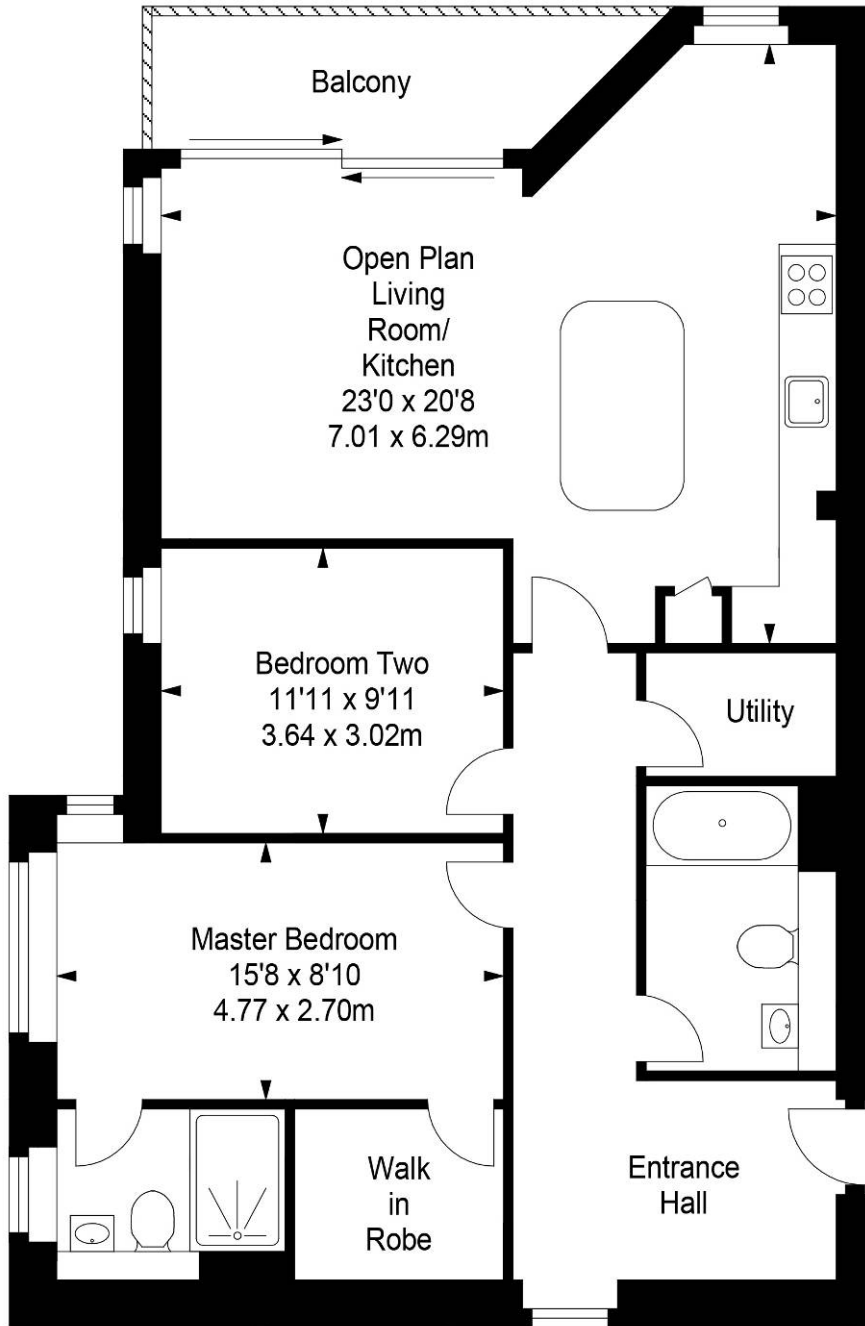
VIEWING

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



Seabrook Heights, Seabrook Road, Hythe

Approximate Gross Internal Area :-
First Floor :- 91.44 sq m / 984 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetlk.com