



15 Seabrook Road, Hythe, Kent. CT21 5NB

Guide Price £440,000



- Semi detached home
- Four bedrooms
- In need of modernisation
- Recently constructed garage with access to Mill Road
- Located just off town centre

**C.R. CHILD**  
EST. 1929 & PARTNERS. ESTATE AGENTS





Situated at the eastern end of the Hythes high street with its good selection of independent shops, together with the all important Waitrose store. The town also has an Iceland's, Sainsburys and Aldis. The historic Royal Military canal runs through the centre of the town offering great walking and recreational facilities as does Hythes unspoilt promenade. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High speed rail services are available from both Folkestone railway stations giving fast access to London St Pancras in just over fifty minutes. Primary and secondary schooling is available in Hythe and both Girls and boys grammar schools in Folkestone.

A substantial four bedroom semi detached residence in need of updating but considered well worthy of the expenditure required, the property does however boast part double glazing, gas heating and good sized flexible accommodation, a recently constructed garage sits to the rear of the property having power, light and electric roller door with remote control. The property comprises of an entrance porch, reception hall, large open plan living room, breakfast room, kitchen, utility area, cloakroom to the ground floor, landing, two double bedrooms and bathroom with separate WC to the first floor, with two further double bedrooms to the second floor.



## COVERED ENTRANCE PORCH

with tiled floor

## RECEPTION HALL

with half glazed door, dado rail, inset spotlights, radiator, strip wood floor, recessed alcove under stairs and concealed meter/fuse cupboard

## LARGE OPEN PLAN LIVING ROOM

with feature fire surround with tiled insets and open hearth, range of built in book shelves, two alcoves, two radiators, strip wood floor, UPVC double glazed window, study alcove with drop down work station with shelving above, side UPVC double glazed window and double part glazed doors to garden

## BREAKFAST ROOM

with inset spotlights, radiator, strip wood floor, side UPVC double glazed window and opening to

## KITCHEN

with deep glazed sink unit with mixer tap over and cupboards under and range of matching white finished units with solid wood work surfaces, integrated AEG double oven/grill with housing over for microwave oven, plumbing for dishwasher, five ring gas hob, vaulted ceiling with feature spotlights, UPVC double glazed size window, step to further

## KITCHEN AREA/ UTILITY AREA

with ceramic tiled floor, space for fridge freezer, matching larder unit to kitchen, plumbing for washing machine, space for tumble drier, deep glazed sink, painted panelled ceiling, window with outlook to garden, UPVC door to garden

## CLOAKROOM

with white low level WC, ceramic tiled floor

## FIRST FLOOR

## LANDING

with balustrade, radiator, dado rail and staircase to top floor

## BATHROOM

with white suite with panelled bath and shower attachment over, pedestal wash hand basin, corner shower cubicle with rain head and shower attachment over, dado panelling, radiator, painted wood flooring

## SEPARATE WC

with modern white WC, dado rail, painted wood flooring

## BEDROOM

with UPVC double glazed window with view to Church, built in cupboard, radiator

## BEDROOM

with twin UPVC double glazed windows to front, strip wood flooring, radiator and built in hanging rails and shelving (ready for doors to be fitted)





## TOP FLOOR

### HALF LANDING

with access to roof space

### TOP LANDING

with built in cupboard and access to loft area

### BEDROOM

with sash window, radiator, side view to hillside

### BEDROOM

with range of built in furniture including: cupboards, drawers and dressing table, strip wood flooring, radiator, sash side window with view to hillside

### OUTSIDE

Immediately to the rear of the property is a paved patio area , outside tap, matching paved pathway to lawned area and flower beds, further raised patio area, timber shed, access gate to Mill Road. Side gate leading to enclosed front garden with pedestrian access to Seabrook Road

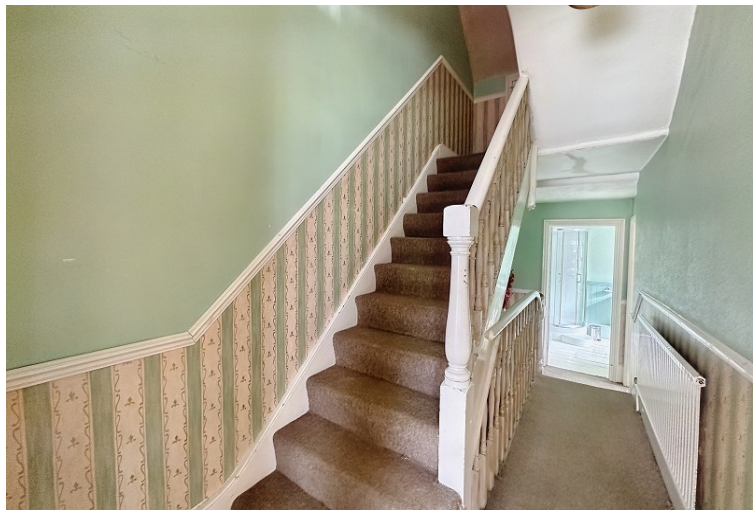
### RECENTLY CONSTRUCTED GARAGE

with electric roller door with remote, eaves storage area

**Tenure** - Freehold

**Council tax** - Band D

**Local Authority** - Folkestone & Hythe District Council











This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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