



94 Seabrook Road, Hythe, Kent. CT21 5QD

Guide Price **£950,000**



- Good sized detached family home
- Four bedrooms
- Living room, dining room and sun room
- Integral Garage
- Landscaped south facing rear garden

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



Situated in an enviable location backing on to the historic Royal Military Canal which has an access bridge, giving access to the seafront. The canal bank also offers pleasant walks/cycling into the Cinque Port town of Hythe, which offers good selection of independent shops, as well as the all important Waitrose store. Iceland, Sainsburys and Aldi are also located within the town. Primary schooling is available off Hythes Green with secondary schooling being available in nearby Saltwood and both boys and girls grammar schools in Folkestone. High speed rail services from both Folkestone stations, giving access to London St Pancras in just over fifty minutes. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car.

A great opportunity to acquire a good sized family home that has been well looked after by the current owners. The property comprises of a hallway, living room, dining room, sun room, kitchen, utility room, study, cloakroom & integral garage to the ground floor with double bedroom enjoying en-suite & terrace, two further double bedrooms with en-suites, family bathroom and one further double bedroom. The other major feature is the South facing garden, which is well landscaped and has access directly on to the Royal Military Canal Bank. Being sold with no onward chain

GROUND FLOOR

ENTRANCE HALL

with wood effect laminate flooring, radiator

LIVING ROOM

with UPVC double glazed window overlooking rear garden, gas fireplace with stone surround and hearth, two radiators, UPVC double glazed doors leading to rear garden

DINING AREA

with serving hatch to kitchen, radiator, UPVC double glazed doors leading to sun room

SUN ROOM

with wood effect laminate flooring, UPVC double glazed windows overlooking rear garden, two radiators, UPVC double glazed door leading to rear garden

KITCHEN

with tiled flooring, UPVC double glazed window overlooking side, a selection of high and low level kitchen cabinets, localised tiling, freestanding stove oven with 7 ring gas hob and stoves extractor fan over, UPVC double glazed windows overlooking front, breakfast bar, stone effect laminate worktops, integrated fridge/freezer, integrated dishwasher, one and a half bowl stainless steel sink, radiator, serving hatch to dining room

UTILITY ROOM

with tiled flooring, UPVC double glazed window overlooking front, laminate worktop, space for freestanding washing machine and tumble dryer, radiator, high level kitchen cupboard, UPVC double glazed door leading out to the side

STUDY

with UPVC double glazed windows overlooking front, radiator

CLOAKROOM

with tiled flooring, tiling floor to ceiling, WC, hand basin with mixer taps over, radiator, UPVC double glazed window overlooking front

INTEGRAL GARAGE

with new electric up and over door, power, lighting, UPVC double glazed window to rear, fitted storage shelving, wall mounted gas fired combination boiler, RCD fuse box

FIRST FLOOR

LANDING

with loft hatch, radiator

BEDROOM

with UPVC double glazed window overlooking front, radiator





BEDROOM

with UPVC double glazed doors leading out onto terrace with glazed balustrade and handrails overlooking rear garden, two built in wardrobes with hanging rails and shelving over, radiator, airing cupboard housing hot water cylinder with shelving and radiator

EN-SUITE

with tiled flooring, tiling floor to ceiling, WC, freestanding bath with mixer taps over, UPVC double glazed frosted windows, his and hers basins with storage cupboard under and laminate worktops, shower cubicle with rainfall shower and separate hand attachment, stainless steel towel radiator

BEDROOM

with UPVC double glazed windows overlooking rear garden, radiator, built in wardrobe with hanging rail and shelving over

EN-SUITE

with vinyl flooring, WC, tiling floor to ceiling, basin with mixer taps over, shower cubicle, stainless steel towel radiator

BEDROOM

with UPVC double glazed windows overlooking rear garden, radiator, built in wardrobe with hanging rail and shelving over

EN-SUITE

with vinyl flooring, tiling floor to ceiling, WC, hand basin with mixer taps over, UPVC double glazed frosted window, shower cubicle, stainless steel towel radiator

BATHROOM

with tiled flooring, tiling floor to ceiling, corner bath with jets, mixer taps over and separate hand attachment, WC, hand basin with mixer taps over, UPVC double glazed frosted window, stainless steel towel radiator, walk in shower with rainfall shower over and separate hand attachment

OUTSIDE

One of the key features of this property is its beautifully landscaped rear garden, from the sun room/living room there is a large decked seating area with steps leading down to sunken garden with paved area, lawns & flower/shrub beds, steps to further lawned area with selection of shrubs & bushes with raised vegetable patch. To the rear there is a large shed/workshop with gate accessing onto the Royal Military canal bank. A side gate accesses an area to store bins with bonded resin pathway. To the front the property enjoys a driveway with parking for multiple cars as well as a lawned area surround with a selection of planting, bushes & borders.

Tenure - Freehold

Council tax - Band G

Local Authority - Folkestone & Hythe District Council







Approx Gross Internal Area
220 sq m / 2366 sq ft



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+) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.