

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









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 stoves 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 wardrobes 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











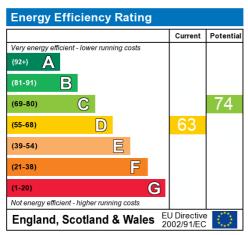








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, ornission or mis-stakement. Icons of items such as bathroom suites are representations only and may not look like the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



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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