



## Seabrook Road Hythe CT21 5RB

- Period Terraced Home
- Level Walking Distance To The Canal & Seafront
- Home Office/Hobby Room
- Spacious Shower Room
- UPVC Conservatory
- Two Double Bedrooms
- Modern Fitted Kitchen
- Large Open Plan Lounge/Diner
- Downstairs Cloakroom
- Low Maintenance Rear Garden

**Guide Price £350,000-£375,000 Freehold**





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Mapps Estates are delighted to bring to the market this well presented two bedroom terraced period residence located within walking distance of the Royal Military Canal and the seafront. The generous accommodation comprises a spacious open plan lounge/diner, a modern fitted kitchen, a home office/hobby room, downstairs cloakroom, and a UPVC conservatory to the ground floor, with two double bedrooms and a large shower room to the first floor. The property also enjoys a brick block paved area to the front and a low maintenance rear garden. An early viewing of this well-appointed home comes highly recommended.

Located in the popular area of Seabrook, conveniently located for easy access into Folkestone and Hythe, and within a short walk of the Royal Military Canal and seafront; Seabrook also has a service station and convenience store. The M20 Motorway, Channel Tunnel Terminal and ports of Dover are easily accessed by car. High speed rail services are available from Folkestone West approximately ten minutes' drive away, giving fast services to London, St. Pancras in just over fifty minutes. There is a Tesco store at the top of Horn Street, while the pretty Cinque Port Town of Hythe is approximately five minutes' drive away and offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. The historic Royal Military Canal runs from Seabrook through to Hythe, and offers pleasant walks, cycle rides and water activities. Primary schooling is within walking distance, and secondary schooling is available in Folkestone including both boys' and girls' grammar schools.

## Ground Floor:

### Front Entrance

A composite front door with feature inset frosted arched double glazed panel, opening to entrance lobby with fitted doormat, wooden entrance door with inset arched double glazed panel and window over, opening to open plan lounge/diner.

### Open Plan Lounge/Diner 24'8 (max) x 15'2

With wood effect Karndean LVT flooring throughout, comprising:

#### Living Room Area

With front aspect bay window with UPVC double glazed windows and bespoke fitted shutters, electric radiator, contemporary style wall-mounted gas fire, coved ceiling, high level cupboard housing electric meter and consumer unit, radiator, stairs to first floor, open to dining area.

#### Dining Room Area

With rear aspect UPVC double glazed door and bespoke fitted shutters opening to side return, two understairs store cupboards (one housing gas meter), Hive heating thermostat, door through to kitchen.

### Kitchen 14' x 9'1

With side aspect UPVC double glazed window, range of fitted cream gloss finish store cupboards and drawers, rolltop work surfaces with matching upstands and concealed lighting over, inset stainless steel sink/drainers with mixer tap over, fitted Kenwood dual fuel range cooker with five ring gas hob, two electric ovens, splashback and extractor canopy over, space and plumbing for washing machine and dishwasher, space for fridge/freezer, coved ceiling, recessed downlighters, slate effect Karndean LVT flooring, doorway to rear lobby with UPVC stable door with inset bullseye double glazed panel opening to side return, opening through to home office/hobby room, door to cloakroom.



### **Cloakroom**

With WC, wall-hung wash hand basin with mixer tap and tiled splashback over, part-tiled walls, Karndean LVT flooring. coved ceiling.

### **Home Office 8'7 x 5'4**

With wall-mounted wood effect store cupboards, wood effect Karndean LVT flooring, coved ceiling, radiator, UPVC double glazed door opening to conservatory.

### **Conservatory 9' x 8'**

With UPVC double glazed windows and sliding door opening to rear garden, wood effect laminate flooring, pitched polycarbonate roof.

### **First Floor:**

#### **Split-Level Landing**

With hatch to loft space, coved ceiling, doors to bedrooms and shower room.

#### **Bedroom 15'2 x 12'**

With front aspect UPVC double glazed window

with bespoke fitted shutters, range of fitted wood effect wardrobes and shelved store cupboards to one wall, coved ceiling, radiator.

#### **Bedroom 10'2 x 9'9**

With rear aspect UPVC double glazed window with bespoke fitted shutters, range of fitted wood effect wardrobes and shelved store cupboards to one wall, coved ceiling, radiator.

#### **Shower Room 11'3 x 9'2**

With UPVC frosted double glazed window with bespoke fitted shutters, large quadrant shower cubicle with rainfall shower, separate hand-held shower attachment and aquaboard panelling, wash hand basin with mixer tap, store cabinet under and fitted shelf over, WC, part-tiled walls, fitted shelves, recessed downlighters, coved ceiling, wood effect laminate flooring, loft hatch, chrome effect heated towel rail.

#### **Outside:**

To the front of the property is a brick block paved



area. The rear garden had been mostly laid to paving, with an outside tap, water butt, side return and a good-sized garden shed. A back gate opens to a shared passageway leading to Horn Street.





**Local Authority** Folkestone & Hythe District Council  
**Council Tax Band** C  
**EPC Rating**

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

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Agents Note: Whilst every care has been taken to prepare these 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 accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.