



H. WALD & CO

Chartered Valuation Surveyors & Estate Agents

For Sale

46 High Ridge, Seabrook, Hythe, Kent CT21 5TF

A COMFORTABLE 3 BEDROOM SEMI DETACHED HOUSE WITH
ELEVATED VIEWS TO THE WOODED SEABROOK VALLEY



Mail
102 Sandgate Road,
Folkestone, Kent
CT20 2BW

Tel
01303 212020

email
sales@hwalld.co.uk

Web
www.hwalld.co.uk

Residential Lettings &
Property Management

Tel
01303 212025

- PORCH & ENTRANCE HALL
- LIVING ROOM
- KITCHEN/DINER
- DOWNSTAIRS BATHROOM/W.C.
- THREE BEDROOMS
- SHOWER ROOM/W.C.
- ATTACHED GARAGE
- GAS CENTRAL HEATING
- REPLACEMENT DOUBLE GLAZING
- SHELTERED SLOPING GARDEN

£245,000 Freehold

HW1105168237



Kim A Clinch BSc, FRICS

46 High Ridge, Seabrook, Hythe, Kent CT21 5TF

This semi detached chalet style property benefits from an elevated position in the varied High Ridge area of Seabrook and with far reaching east facing views over the wooded Seabrook Valley and towards the English Channel to the south. Hythe and Folkestone town centres are both approximately 3 miles distance and the seafront at Seabrook about one mile away.

The property is of attractive rendered and roof tiled elevations including dormers front and rear and with later shower room/w.c. addition at first floor level. It has been designed to maximise the rear views from both the living room and main bedroom.

Internal viewing is recommended and the accommodation comprises:-

UPVC side door to :-

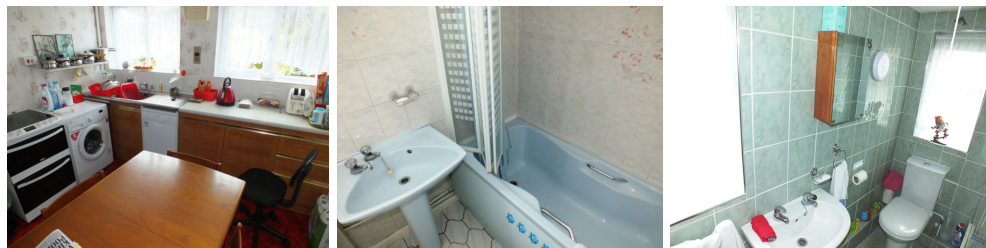
SIDE PORCH	With door to rear, built-in cupboard extending downstairs, UPVC obscure glazed door to:-
ENTRANCE HALL	Having fitted cupboard, built-in hanging cupboard.
LIVING ROOM	<i>13'9" x 13'0" (4.19m x 3.96m)</i> Having wide picture window with views to Seabrook Valley, radiator, glazed door to stairwell, downstairs storage space.
KITCHEN/DINER	<i>11'4" x 10'3" (3.45m x 3.12m)</i> Having wood effect cupboards and drawers to two sides and worktops incorporating double drainer stainless steel sink and mixer tap, matching range of wall cupboards, plumbing for washing machine, space for cooker, radiator.
DOWNSTAIRS BATHROOM/W.C.	Fully tiled and having panelled bath with folding screen and shower attachment, pedestal basin, low level w.c, radiator. Stairs to first floor landing having trap to loft, built-in hanging cupboard.
BEDROOM ONE (Rear)	<i>10'8" x 8'3" (3.25m x 2.51m)</i> Having elevated views to Seabrook Valley and the Channel beyond to the south, radiator.
BEDROOM TWO (Front)	<i>10'0" x 8'3" (3.05m x 2.51m)</i> Having radiator, sliding door.
BEDROOM THREE	<i>10'4" x 7'6" (3.15m x 2.29m)</i> Having radiator, built-in linen cupboard.
SHOWER ROOM/W.C.	Fully tiled and having shower cubicle, pedestal basin, low level w.c, heated towel rail.
OUTSIDE	Well maintained lawns and borders to front and steps or sloping path down to front door level. The rear garden is mainly laid to lawn with panelled fence surround overlooked by raised brick paved patio area and there are TWO TIMBER SHEDS. Wide concrete driveway leading to:-

46 High Ridge.....

DETACHED GARAGE

16'6" x 7'6" (5.03m x 2.29m)

Having up and over door, electric light, rear door.



VIEWING BY APPOINTMENT WITH AGENTS H.WALD & CO
OPENING HOURS: Monday - Friday 9.00 - 5.30, Saturday 9.00 - 3.00
Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

