



49 High Street, Hythe, Kent CT21 5AD



4 VICTORIA TERRACE SEABROOK, HYTHE

£390,000 Freehold

This attractive period property is well situated moments from the banks of The Royal Military Canal. The well presented accommodation comprises a sitting room open plan to the dining room, fitted kitchen, utility/sun room, three double bedrooms and a bathroom. Delightful gardens to front and rear. EPC D.



4 Victoria Terrace Seabrook, Hythe CT21 5RH

**Entrance Hall, Sitting Room open plan to Dining Room, Kitchen, Utility/Sun Room,
3 Double Bedrooms, Bathroom,
Front & Rear Gardens**

DESCRIPTION

This pretty period house forms part of a terrace of similarly attractive properties with pretty and secluded gardens to the front and rear with the relaxing sound of running water at the front from the small weir at the foot of the garden and a sunny south westerly aspect to the rear.

The property offers attractively presented and spacious accommodation with a sitting room open plan to the dining room, well fitted kitchen leading to a utility/sun room on the ground floor. The first floor comprises two double bedrooms and a large, smartly fitted bathroom. On the second floor is the 3rd double bedroom which enjoys views of the Royal Military Canal and towards the sea.

SITUATION

Seabrook is a popular residential area between Hythe and Sandgate (1.5 miles and 1.2 miles respectively) and is very accessible to both. The area benefits from a local shop, public house and highly regarded primary school.

The quaint, unspoilt town of Hythe has a selection of independent shops and restaurants, together with 4 supermarkets (including Waitrose, Sainsburys and Aldi), doctors, dentist, etc. There is a fortnightly farmers market and many clubs and societies that welcome new members. There are three golf courses in the vicinity, as well as sailing, bowls, cricket, squash and tennis clubs and the Leisure Centre at the Hotel Imperial.

The area is fortunate in having particularly good communications as there are main line railway stations within easy reach and an access point for the M20 motorway (Junction 12) only 2 miles away, making it possible to reach Central London within about 1½ hours by both road and rail. The High Speed Rail Link offers a journey time to the City of just under an hour and is available from Folkestone West, Folkestone Central and also Ashford Station. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is 2.5 miles away. The ferry port of Dover is approximately 11 miles away. (All distances are approximate).



The accommodation comprises:

ENTRANCE HALL

Entered via a wood effect composite door with double glazed fan light over, polished timber floorboards, radiator, timber panelled and glazed door through to:-

DINING ROOM

Built in cupboards, double glazed sash window to rear, coved ceiling, polished timber floorboards, radiator, door to inner hall, open through to:-

SITTING ROOM

Fireplace recess housing wood burning stove, bay to front with double glazed sash windows, coved ceiling, polished timber floorboards, radiator.

INNER HALL

Staircase to 1st floor, access to deep under stairs storage cupboard, open through to:-

KITCHEN

Contemporary German kitchen well fitted with a range of coordinating base cupboard and drawer units incorporating integrated Bosch oven, recess and plumbing for washing machine or dishwasher, solid wood work surface inset with one and a half bowl stainless steel sink and drainer unit with mixer tap, four burner Bosch gas hob with extractor hood above, tiled splashbacks, coordinating wall cupboards (one housing the Worcester Bosch gas boiler), coordinating breakfast bar, double glazed sash window to side, recessed lighting, tiled floor, contemporary vertical radiator, door to:-

UTILITY ROOM/SUNROOM

Space for freestanding fridge freezer, wall mounted storage cupboard, pair of double glazed casement doors looking through and giving access to the garden, tiled floor, radiator.

FIRST FLOOR LANDING

Double glazed window over stairwell, door to inner landing, radiator, door to:-

BEDROOM 1

Pair of double glazed sash windows to front enjoying views over the gardens to the front, original painted cast iron fireplace, built-in cupboard, polished timber floorboards, radiator.

BEDROOM 2

Double glazed sash window to rear, radiator.

INNER LANDING

Staircase to bedroom 3, door to:-

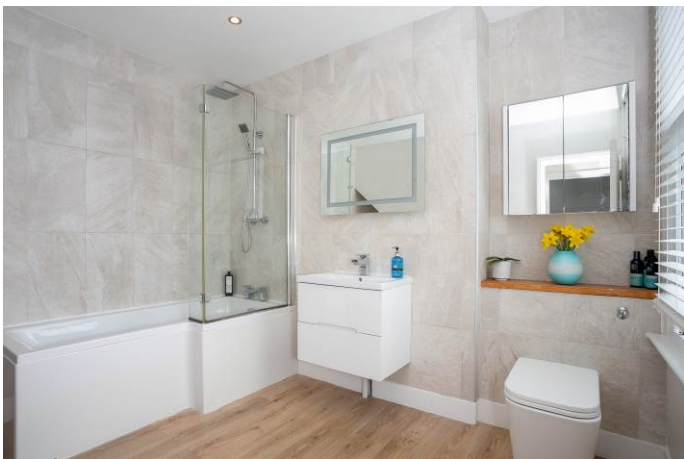
BATHROOM

P ended shower bath with thermostatically controlled rainhead shower and separate handheld attachment, glazed shower screen, low level WC with concealed cistern, wall hung wash basin with vanity drawers below, recessed lighting, part tiled walls, part obscured double glazed sash window to rear, wood effect flooring, heated ladder rack towel rail.

BEDROOM 3

Access to eaves storage, double glazed window to front enjoying views over the gardens and of the Royal Military Canal and towards the sea, Velux window, radiator.

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OUTSIDE

FRONT

Set back from Seabrook Road the house is one of 6 attractive cottages. A pathway leads to the property and access to the pretty front garden which is enclosed by wooden fencing and mainly laid to lawn and planted with a variety of shrubs and specimen trees including apple and cherry.

REAR

The garden to the rear is paved for ease of maintenance and well enclosed by a brick built wall and close boarded timber panelled fencing. A gate give access to a passage way leading to the Royal Military Canal.

EPC Rating D

COUNCIL TAX

Band B approx. £1788.63 (2022/23)
Folkestone & Hythe District Council.


VIEWING

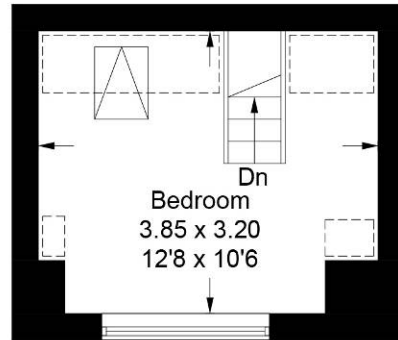
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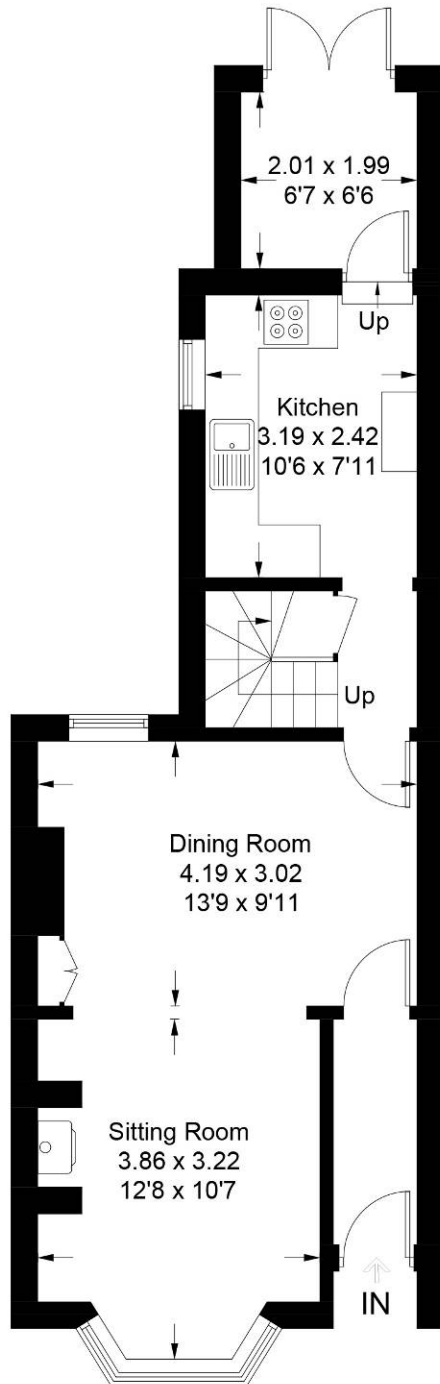
Victoria Terrace, Seabrook, CT21

Approximate Gross Internal Area = 96.4 sq m / 1038 sq ft

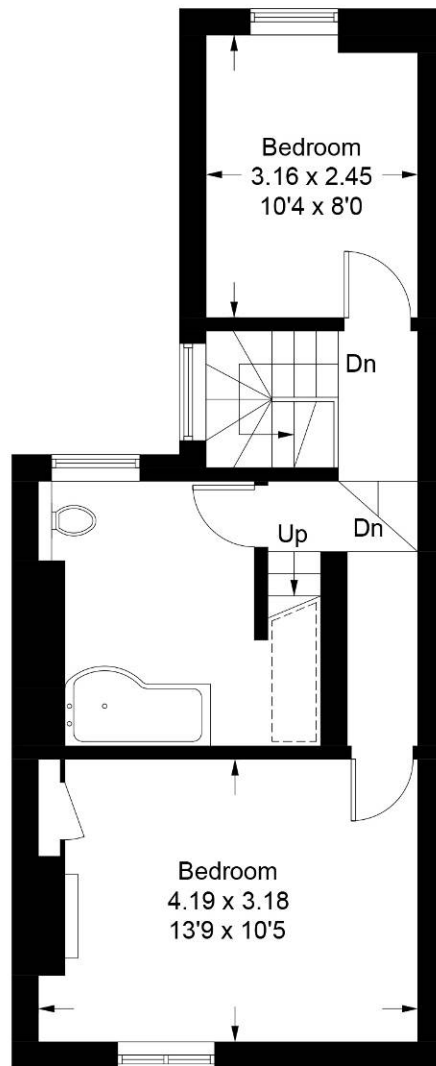
 = Reduced headroom below 1.5m / 5'0



Second Floor



Ground Floor



First Floor

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