



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



**HONEYWOOD COTTAGE
35 SEATON AVENUE, HYTHE**

£550,000 Freehold

This charming 4 bedroom detached house, occupying a generous plot in a very sought-after location on the cusp of the village of Saltwood, is being offered for sale for the first time in 48 years. It requires refurbishment but with considerable scope to extend, presents a wonderful opportunity to create an exception home. EPC E



Honeywood Cottage

35 Seaton Avenue, Hythe CT21 5HH

**Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Study,
Cloakroom, Four Bedrooms, Bathroom
Front & Rear Gardens, Garage**

DESCRIPTION

This charming detached house is being offered for sale for the first time in some forty eight years. It has clearly been a much loved family home but it is also fair to say that it does now require a programme of refurbishment however, as it offers considerable scope to extend (subject to all necessary consents and approvals being obtained) and occupies a particularly generous plot in an exclusive location, the house is considered well worthy of any expenditure required, has been priced accordingly and has the potential to provide an exceptionally comfortable home.

The current accommodation comprises a welcoming entrance hall leading to the sitting room which is open plan to the dining room. A doorway from the sitting room leads to an inner hallway accessing the two ground floor bedrooms. There is also the kitchen/breakfast room, study and utility room on the ground floor. On the first floor are two double bedrooms and a bathroom.

A particularly attractive aspect of the property is its situation being towards the end of this peaceful cul-de-sac, on the westward side of the road and occupying an appealing plot with an approximate frontage of 50ft and a 110ft west facing rear garden. There is also parking on the driveway and a garage.

SITUATION

Seaton Avenue is an exclusive cul-de-sac, close to the centre of Saltwood village, with its pretty village green, local shop, Michelin starred restaurant, public house, historic church and castle. There are two excellent primary schools within only a short walk and Brockhill Performing Arts College is only a little further. There are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both.

Hythe town centre, with its busy High Street, 4 supermarkets (including Waitrose & Sainsburys) and range of independent shops, boutiques, cafes and restaurants is within reasonable walking distance. There is a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, cricket and squash clubs etc. together with the Hotel Imperial Leisure Centre and two golf courses. There are many footpaths and bridleways in the vicinity ideal for horse riding or dog-walking, along with Brockhill Country Park, where there is a play area and other organised outdoor activities.

Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 2 miles, the Channel Tunnel Terminal 4 miles, the ferry port of Dover 10 miles and Ashford International Passenger Station 12 miles. The High Speed Link is available from both Folkestone (5 miles) and Ashford (12 miles) with journey times to St Pancras of around 53 minutes and 38 minutes respectively (all times and distances are approximate).



The accommodation comprises:

ENTRANCE HALL

Entered via an obscured glazed door, parquet flooring, staircase to 1st floor, access to deep under stairs storage cupboard, radiator, doors to:

SITTING ROOM

Attractive brick-built fireplace surround and hearth, parquet flooring, wall light points, secondary glazed window to front and side, skirting radiators, door to inner hall, open plan to:

DINING ROOM

Parquet flooring, serving hatch to kitchen, secondary glazed window to rear, radiator.

INNER HALL

Windows to side, coved ceiling, radiator, doors to:

BEDROOM

Built-in wardrobe cupboards, wall light points, coved ceiling, secondary glazed window to side, double glazed sliding patio doors opening to and overlooking the rear garden, radiator.

BEDROOM

Built-in wardrobe cupboards, secondary glazed window to side, coved ceiling, radiator.

KITCHEN/BREAKFAST ROOM

Range of base cupboards and drawer units with recesses for slimline dishwasher, washing machine, fridge and freestanding cooker, rolltop worksurfaces inset with stainless steel sink and double drainer unit, tiled splashback's, coordinating wall cupboards, floor standing oil-fired boiler, secondary glazed windows to side and rear overlooking the garden, obscured glazed door opening to garden, radiator.

CLOAKROOM

Low-level WC, all hand wash basin, window to front.

STUDY

Parquet flooring, wall shelving, secondary glazed window to front, radiator.

FIRST FLOOR LANDING

Access to deep walk-in storage cupboard also with access to eaves space, secondary glazed window to front, doors to:

BEDROOM

Built-in wardrobe cupboards, secondary glazed window to rear overlooking the garden, radiator.

BEDROOM

Polished timber floorboards, built-in wardrobe cupboards, secondary glazed windows to front and rear overlooking the garden and enjoying an open aspect to countryside in the distance, radiator.

BATHROOM

Panelled bath with folding shower screen and separate thermostatically controlled shower, low-level WC with concealed cistern, vanity cupboard to side with worktop inset with wash basin, localised tiling, access to loft space, heated towel rail, radiator, window to rear.

REAR GARDEN

Directly to the rear of the house is a paved terrace with a shallow area of lawn backed by mature shrubs. From here steps lead down to the remainder of the garden which is laid extensively to lawn, is well enclosed by timber panelled fencing and mature hedges and incorporating various borders stocked with a variety of shrubs, herbaceous and other plants including montbretia lucifer, day lilies, mahonia and fuchsias amongst others. To the far end of the garden are various fruit trees including a plum and a cooking apple tree, a further area of lawn and timber framed garden shed. To the side of the house is a structure formally used as a carport accessed via an up and over door from the front drive. At the end of this area is a:

DETACHED GARAGE

Of brick-built construction with up and over door to front, personal door and window to side.

FRONT GARDEN

The garden to the front of the property is set behind a low wall with a pathway leading to the front door and a driveway providing off-road parking for two vehicles, the remainder of the garden is laid extensively to lawn surrounded by borders well stocked with a variety of shrubs, herbaceous and other plants.

COUNCIL TAX

Band F approx. £3027.44 (2022/23)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**



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Seaton Avenue, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 80.8 sq m / 870 sq ft
First Floor = 51.1 sq m / 550 sq ft
Total = 131.9 sq m / 1420 sq ft

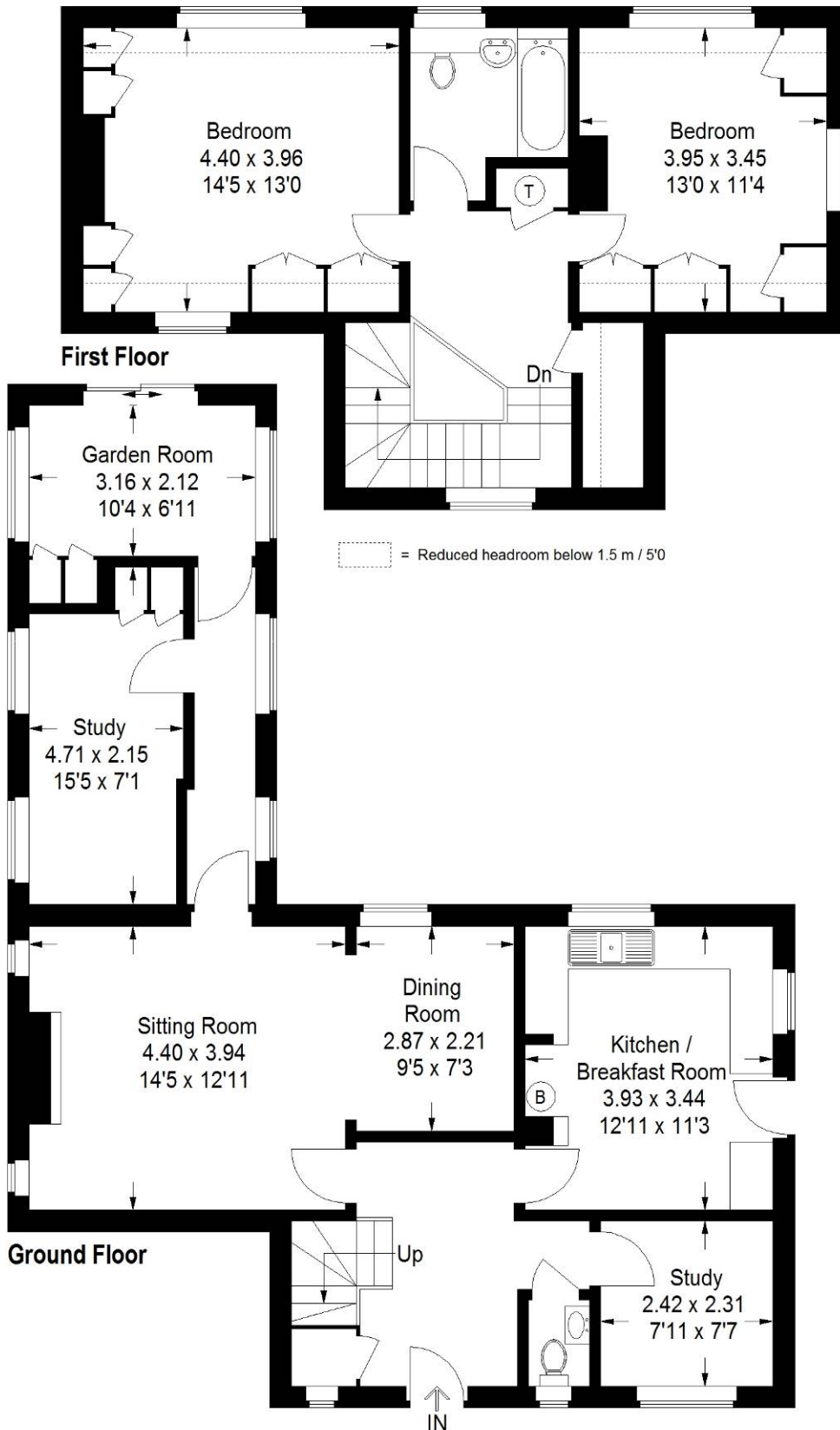


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