



49 High Street, Hythe, Kent CT21 5AD



THE MERSE 128 SEABROOK ROAD, HYTHE

£650,000 Freehold

This substantial detached chalet bungalow backs directly on to the banks of the Royal Military Canal and offers versatile accommodation. Two reception rooms, 5 bedrooms (2 on the ground floor) shower room and bathroom, 140 ft south facing rear garden and ample off-road parking. EPC D.



**The Merse
128 Seabrook Road
Hythe
CT21 5QN**

**Entrance Hall, Sitting Room, Dining Room, Fitted Kitchen,
Utility Room, Study, Two Bedrooms, Shower Room,
First Floor: Three Bedrooms, Bathroom, Useful Attic Room,
South Facing Garden, Ample Parking**

DESCRIPTION

This well situated detached chalet bungalow has been in the hands of the same family for many years and it is fair to say that it would now benefit from general updating and improvement but the property is considered to be well worthy of the expenditure required and could provide an exceptionally comfortable family home.

The house stands on a generous plot with a 140 ft south facing garden to the rear backing directly onto the banks of the Royal Military Canal. The current accommodation is arranged to provide an entrance hall, generous L shaped sitting room, dining room, fitted kitchen, utility room, study, two ground floor bedrooms and a shower room. On the first floor there are three bedrooms, a bathroom and a useful attic room.

The delightfully secluded south facing garden is level, laid largely to lawn and provides a wonderful environment in which to relax and entertain alfresco. It also benefits from a gate providing direct access to the Royal Military Canal. To the front, the house is set well back from the road and there is ample parking on the driveway.

SITUATION

This detached chalet bungalow is conveniently situated on Seabrook Road, within reasonable walking distance of Hythe town centre and Seabrook with its local convenience store, public house and well regarded primary school. Hythe enjoys a bustling and vibrant High Street with a range of independent shops, boutiques, cafes and restaurants, doctors surgeries, dentists etc. The town is also well served with 4 supermarkets (including Waitrose, Sainsburys and Aldi). The property backs directly onto the banks of the Royal Military Canal with pleasant towpath walks and cycle path and the attractive, unspoilt seafront and long pebbly beach is a level walk away. There is a wide variety of sporting and leisure facilities in the area, including the Hotel Imperial Leisure Centre, cricket and lawn tennis clubs, 2 golf courses, bowls club, sailing club, etc. There are many clubs and societies within the town that welcome new members, and a fortnightly farmers market.

There are bus stops close by with local services to Folkestone, Ashford, Romney Marsh, etc. and Hythe is very conveniently located for easy access to the M20 (Junction 11 4.4 miles), Channel Tunnel Terminal (3.6 miles), the ferry port of Dover (11.5 miles) and Ashford International Passenger Station (15 miles). Sandling main line railway station, approximately 3 miles away on the outskirts of Saltwood, offers regular commuter services to London and High Speed trains to London St Pancras are available from Folkestone (3 miles) and Ashford with journey times of under an hour.



The accommodation comprises:

ENTRANCE HALL

Staircase to 1st floor, radiator concealed by decorative cover, timber framed double glazed window to front, coved ceiling, glazed double doors with glazed panels to either side leading to the dining room, doors to:-

BEDROOM 1

Timber framed double glazed bay window to front, timber framed double glazed window to side, coved ceiling, heated towel rail.

BEDROOM 2

Timber framed double glazed bay window to front, double glazed full height window to side, coved ceiling, radiator.

STUDY

Access to storage cupboard, double glazed window to side, radiator.

SHOWER ROOM

Walk-in twin size shower enclosure with thermostatically controlled rainhead shower with separate handheld attachment, heated ladder rack towel rail, low-level WC with concealed cistern, wash basin with vanity drawers below, timber framed double glazed window to side, recessed lighting, tiled walls, tiled floor, extractor fan.

SITTING ROOM

A generous L shaped room, fireplace recess inset with woodburning stove, high-level timber framed double glazed windows to side, double glazed sliding patio doors opening to and overlooking the rear garden, double glazed window to rear, serving hatch through to kitchen, radiators, wall light points, coved ceiling, door through to:-

DINING ROOM

Double doors leading back to entrance hall, coved ceiling, obscure glazed window, coved coved ceiling, radiator.

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated Neff dishwasher, integrated fridge full height Fridge, integrated Neff double oven, square edged worksurface inset with 1 ½ bowl sink and drainer unit with mixer tap, four burner gas hob with extractor hood above, tiled splashback's, coordinating wall cupboards, space for freestanding freezer, serving hatch through to sitting room, timber framed double glazed window to side, double glazed sliding patio doors opening to and overlooking the rear garden, floor standing Potterton boiler, door to:-

UTILITY ROOM

Sink and drainer unit with cupboard below and recess and plumbing for washing machine, obscure glazed window to side, tiled splashback, door to side, door to:-

CLOAKROOM

Low-level WC, part tiled walls, radiator, coved ceiling.

FIRST FLOOR LANDING

Access to airing cupboard housing factory lagged hot water cylinder with further access to eaves storage, door to deep storage/linen cupboard, coved ceiling, staircase to useful attic space, doors to:-

BEDROOM 3

Double glazed windows to rear and side overlooking the garden, access to walk-in wardrobe cupboard, washbasin set into worksurface with cupboard beneath and shaver point and light above, coved ceiling, radiator.

BEDROOM 4

Double glazed windows to rear and side overlooking the garden, washbasin set into worksurface with cupboard beneath and shaver point and light above, coved ceiling, radiator.



BEDROOM 5

Velux window to front and side, access to eaves storage, radiator.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment, low-level WC, twin wash basin set into worksurface with cupboards beneath and shaver and light points above, built-in cupboards, Velux window, radiator.

USEFUL ATTIC ROOM

Access to eaves storage, Velux window to rear.

OUTSIDE

Directly to the rear of the property is an attractive elevated paved terrace with a central semi-circular brick steps extend into the remainder of the south facing garden which extends to a total of approximately 140 foot in length and is well enclosed by mature evergreen hedging, laid predominantly to lawn and incorporating various borders planted with a variety of shrubs, herbaceous and other plants including lavender, japonica, roses and euonymus amongst others together with various specimen trees. A trellis screen supporting rambling roses, honeysuckle and wisteria conceals a timber framed garden shed, greenhouse and a further seating area.

To the far end of the garden a gate gives access to the banks of the Royal Military Canal.

FRONT

A driveway entered via a pair of wrought iron gates with bricks pillars to either side topped with spherical finials. The driveway provides off-road parking for a number of vehicles with the remainder of the garden being laid predominantly to lawn, enclosed by mature evergreen hedging. A pathway and paved terrace lead to the front door.

LEAN-TO/GARAGE

Timber double doors and personal door to front, polycarbonate roof, power and light, door through to:-

STORE AREA

Door to utility room, timber double doors giving access to garden.

EPC Rating E

COUNCIL TAX

Band F approx. £3173.49 (2022/23)
Folkestone & Hythe District Council.

VIEWING


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

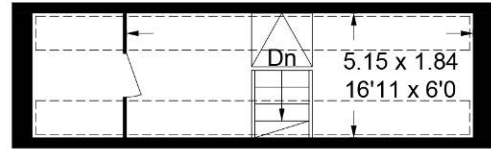
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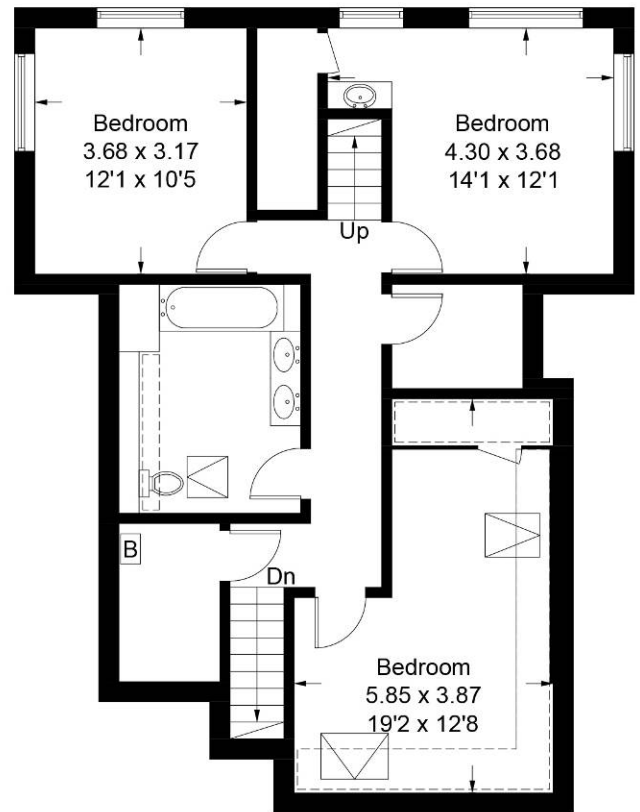
Seabrook Road, Hythe, CT21

Approximate Gross Internal Area
 Ground Floor = 117.5 sq m / 1265 sq ft
 First Floor = 76.7 sq m / 826 sq ft
 Third Floor = 12.1 sq m / 130 sq ft
 Total = 206.3 sq m / 2221 sq ft

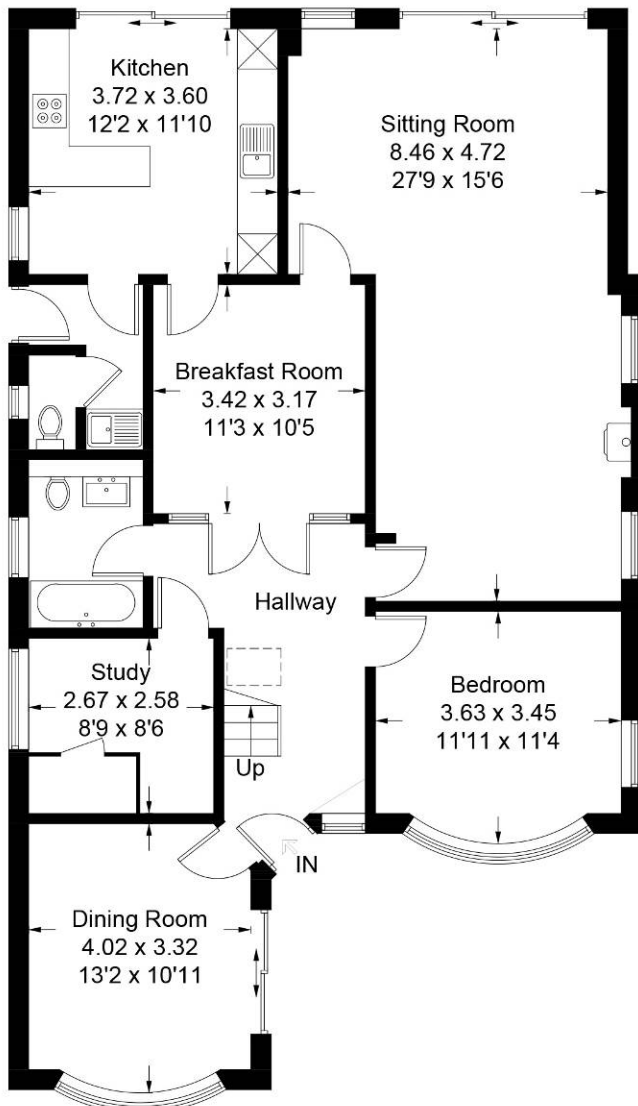
 = Reduced headroom below 1.5m / 5'0"



Third Floor



First Floor



Ground Floor

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