



49 High Street, Hythe, Kent CT21 5AD



## 20 HIGH RIDGE SEABROOK, HYTHE

**£450,000 Freehold**

In a desirable and elevated position from where it commands far reaching views of the sea, this semi detached chalet bungalow offers well presented, versatile accommodation. Comprising a kitchen/dining/living space, sitting room, 3 bedrooms, bathroom & cloakroom. Delightful garden, off-road parking & garage. EPC D.



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# **20 High Ridge Seabrook Hythe CT21 5TE**

**Entrance Hall, Sitting Room, Kitchen/Dining/Living space,  
Ground Floor Bedroom, Bathroom, Cloakroom,  
Two Further Double Bedrooms,  
Ample Off Road Parking, Garage, Gardens**

## **DESCRIPTION**

This semi-detached chalet bungalow is well situated in an elevated position from where it commands far reaching views of woodland and of the sea, indeed to the coast of France on a clear day! The property has been thoughtfully designed to complement a modern day lifestyle and now offers splendid living spaces including a sitting room with cosy wood burning stove and sliding doors framing the views, a stunning open plan kitchen/dining living space opening to and uniting the space with not only the views but also the delightful garden and decked terraces. Also on the ground floor is a double bedroom, bathroom and cloakroom. On the first floor are two further double bedrooms, both with Juliet balconies.

The delightful gardens are a particularly attractive feature of the property and incorporate a pleasant decked terrace, the ideal vantage point from where to enjoy the views of the sea. There is a driveway to the front of the property providing ample off-road parking and access to the garage.

## **SITUATION**

High Ridge is a desirable and peaceful road in Seabrook which 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, pub 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 composite door with double glazed windows to either side, staircase to 1st floor, access to storage cupboard, wood effect flooring, walls panelled to half height, radiator, doors to:-

### **KITCHEN/DINING/LIVING SPACE**

Set in two defined areas, wood effect flooring with underfloor heating throughout.

### **DINING/LIVING SPACE**

Double glazed bi-fold doors (fitted with electric roller blinds) overlooking the garden and with views of the sea, contemporary woodburning stove, access to storage cupboard, coved ceiling, double glazed window to side, open through to:-

### **KITCHEN**

Well fitted with a range of base cupboards and drawers units incorporating integrated washer/dryer, slimline dishwasher and two undercounter fridges and a freezer and an electric oven. Square edged Minerva composite worksurface with under mounted stainless steel sink with boiling water tap and grooved drainer to side, induction hob, tiled splashback, wall mounted gas boiler, double glazed window to rear overlooking the garden and with views of the sea, double glazed high-level window to rear, roof lantern, recessed lighting, coved ceiling.

### **SITTING ROOM**

Double glazed sliding doors overlooking the garden and with views of the sea (fitted with electric roller blinds), inset log burner, contemporary vertical radiator, coved ceiling, wood effect flooring.

### **BEDROOM 1**

Double glazed window to front (fitted with electric roller blinds), coved ceiling, contemporary vertical radiator, wood effect flooring.

### **CLOAKROOM**

Low level WC, wall hung corner wash basin, obscure double glazed window to side, radiator.

### **BATHROOM**

P ended shower bath with mixer tap and thermostatically controlled power shower, glazed shower screen, winged wash basin with mixer tap and vanity cupboards below, low level WC with concealed cistern, pair of obscure double glazed windows to side, wood effect flooring, heated ladder rack towel rail.

### **FIRST LANDING**

Double glazed window to rear with views of the sea (fitted with electric roller blind), door to:-

### **BEDROOM 2**

Double glazed sliding doors with Juliet balcony (fitted with electric roller blind) with views of the sea, double glazed window to front (fitted with electric roller blind), radiator.

### **BEDROOM 3**

Double glazed sliding doors with Juliet balcony (fitted with electric roller blind) with views of the sea, double glazed window to side (fitted with electric roller blind), radiator.

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## OUTSIDE

### REAR GARDEN

Directly to the rear of the house is a decked terrace enclosed by glazed balustrades and providing the perfect vantage point in which to enjoy the views of the sea. This area leads to a further decked terrace partially set between beneath a pergola and steps lead down to a generous area of lawn. To the far end of the garden is a wooden seating area and a substantial summer house/home office with power and light.

### FRONT GARDEN

The garden to the front of the property sits behind a mature hedge, with a generous block paved driveway providing parking for numerous vehicles and an area topped in artificial grass, access to:-

## GARAGE

Timber doors to front, power and light.

## EPC Rating D

## COUNCIL TAX

Band C approx. £1952.91 (2023/24)  
Folkestone & Hythe District Council.

## VIEWING

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



# Highridge, Hythe, CT21

Approximate Gross Internal Area = 109.1 sq m / 1174 sq ft

 = Reduced headroom below 1.5m / 5'0

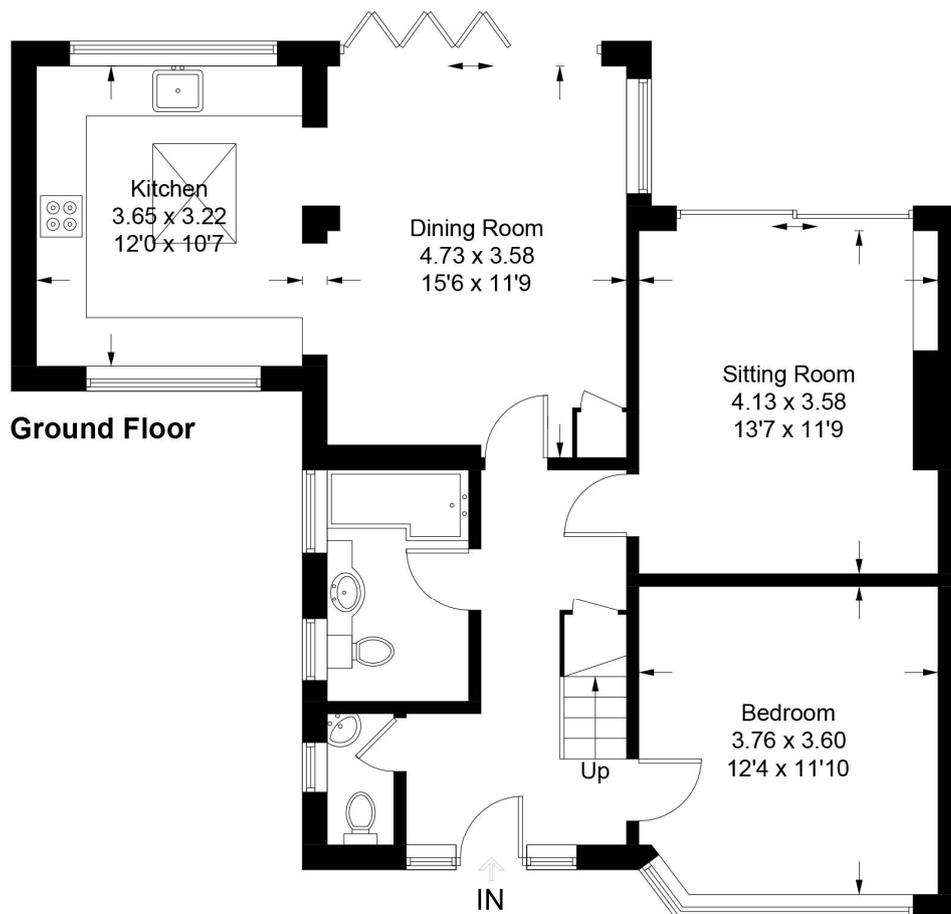
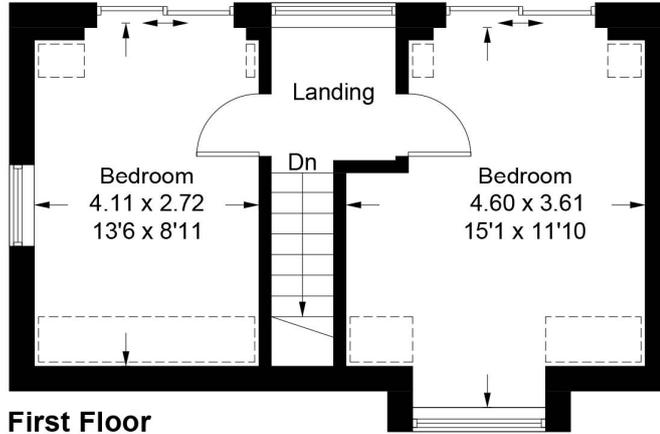


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