

LAWRENCE & Co

- of Hythe -

49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



14B SEABROOK ROAD HYTHE

£225,000 Freehold

To include share of the Freehold

This first floor flat is well situated close to Hythe high street and moments from the Royal Military Canal. The accommodation is well presented and comprises an entrance hall, sitting/dining room, fitted kitchen, two double bedrooms, bathroom and a pretty south facing elevated terrace. EPC E.



38 Seabrook Road Hythe CT21 5NA

**Entrance Hall, Sitting/Dining Room, Fitted Kitchen,
Two Double Bedrooms, Bathroom,
Elevated South Facing Terrace**

DESCRIPTION

This well situated first floor flat offers surprisingly spacious accommodation. The accommodation comprises an entrance hall, sitting/dining room, fitted kitchen, two double bedrooms and a bathroom.

The roof terrace to the rear is a particularly appealing aspect of the flat and offers a generous and very pleasant seating area which enjoys a southerly aspect and provides an appealing environment in which to relax.

SITUATION

The property is conveniently situated on Seabrook Road, only a short walk from the town centre with its 4 supermarkets (including Waitrose, Sainsburys and Aldi), bustling and vibrant High Street with a range of independent shops, boutiques, cafes and restaurants, doctors surgeries, dentists etc. The Royal Military Canal is close by, 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, 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 miles), Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (11 miles). Sandling main line railway station, approximately 2½ 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 and Ashford with journey times of under an hour.



The accommodation comprises:

ENTRANCE HALL

Entered via a UPVC double glazed door, double glazed window to side, staircase to 1st floor.

FIRST FLOOR LANDING

Access to loft space, double glazed window over stairwell, doors to:-

SITTING ROOM

Attractive fireplace around in set with electric fire, double glazed bay window to front, picture rail, electric storage heater.

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine, recess for undercounter fridge/ freezer, integrated oven, work surface inset with induction hob with extractor hood above, stainless steel sink with mixer tap and drainer unit, tiled splashback, coordinating wall cupboards, double glazed window to rear, tiled floor with under floor heating.

BEDROOM 1

Double glazed window to side, double glazed casement doors with double glazed window to side giving access to the roof terrace, electric storage heater.

BEDROOM 2

Double glazed window to front, picture rail, electric storage heater

BATHROOM

Panelled bath with shower over, low level WC, pedestal wash basin, heated towel rail, obscure double glazed window to rear, part tiled walls, tiled floor with underfloor heating.

ROOF TERRACE

A generous space, well enclosed by wrought iron balustrade.

LEASE DETAILS

We are advised that there is the balance of a 999 year lease, which commenced in 2015.

SERVICE CHARGE

We are advised that the annual service charge is approximately £1050.00

NB All information to be verified between solicitors.

EPC Rating E.

COUNCIL TAX

Band A approx. £1533.11 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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

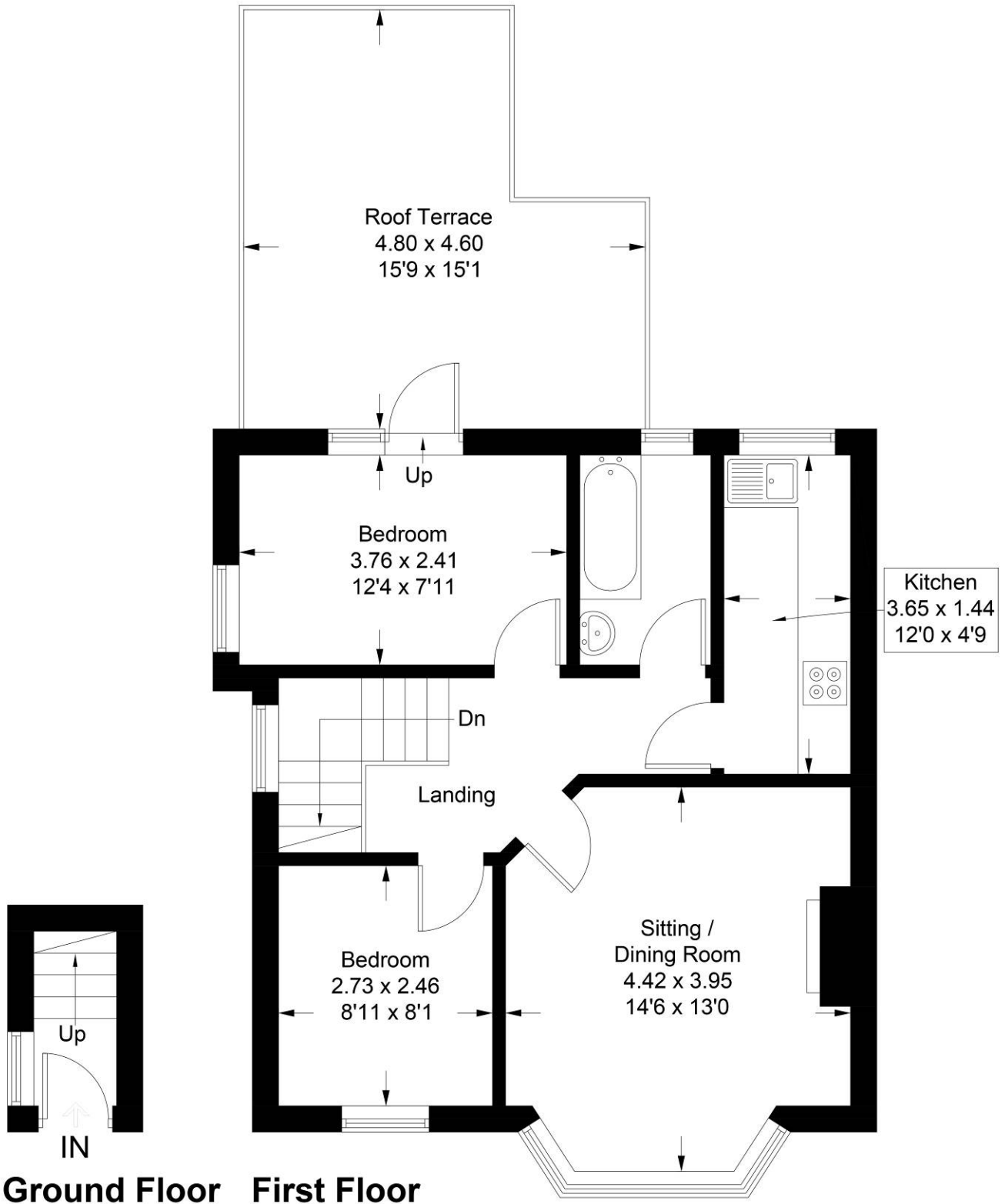
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Seabrook Road, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 2.0 sq m / 21 sq ft
First Floor = 51.7 sq m / 556 sq ft
Total = 53.7 sq m / 577 sq ft



Ground Floor First Floor

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