



49 High Street, Hythe, Kent CT21 5AD



## 14 HELENA VILLAS SEABROOK, HYTHE

**£430,000 Freehold**  
**NO ONWARD CHAIN**

Attractive bay fronted house situated in a sought after elevated location from where it commands superb views of the sea. Comprising a welcoming entrance hall, sitting room, open plan kitchen/dining room, garden room, 4 bedrooms (1 en-suite) and a bathroom. Parking & delightful south facing terrace. EPC D



# **14 Helena Villas Hospital Hill Seabrook CT21 5RU**

**Open Porch, Entrance Hall, Sitting Room,  
Kitchen open to Dining Room, Garden Room,  
Four Bedrooms (one with En-Suite Shower Room), Bathroom,  
Driveway, Front & Rear Gardens**

## **DESCRIPTION**

In an elevated position from where it commands superb views of the sea, this attractive bay fronted 1930s end of terrace house is beautifully presented and offers comfortable accommodation designed to complement a modern lifestyle.

The accommodation comprises a welcoming entrance hall, sitting room, a stunning kitchen open plan to the dining room and garden room with doors opening out to the rear terrace and enjoying magnificent sea views. On the first floor are three bedrooms, two doubles and a single, and the family bathroom and on the second floor a further double bedroom.

To the front of the house is a double width driveway providing parking for two vehicles. Beyond this steps lead past a timber framed shed to the front door. The rear garden is part paved and leads to a decked terrace and enjoys a southerly aspect with views of the sea.

## **SITUATION**

The property is close to local amenities in Seabrook including a village shop, public house and well thought of Primary School. The beach is nearby and the picturesque Royal Military Canal is moments away. The property is approximately 2½ miles from both the ancient Cinque Ports town of Hythe and the larger town of Folkestone.

Hythe has a selection of independent shops and restaurants, together with 4 supermarkets (including Waitrose, Sainsbury and Aldi), doctors, dentist, etc. There is a monthly farmers market and many clubs and societies that welcome new members. There are three golf courses in the vicinity, as well as sailing, bowls, tennis and the Leisure Centre at the Hotel Imperial. The trendy village of Sandgate, with its active rowing club, is about a mile distant.

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 & Central and also Ashford Stations. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is only just over 2 miles away and Ashford International Passenger Terminal with Eurostar services to Paris & Brussels is only 20 minutes by car. The ferry port of Dover is approximately 12 miles away. (All distances are approximate).

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The accommodation comprises:

### **OPEN PORCH**

Timber panelled and obscure glazed door with glazed fan light above, opening to:-

### **ENTRANCE HALL**

Staircase to first floor, access to understairs storage cupboard, engineered oak flooring, radiator, door to:-

### **SITTING ROOM**

Attractive marble fireplace surround with cast iron insert and gas fire, bay with double glazed windows to front fitted with plantation style shutter, coved ceiling, three wall light points, radiator.

### **DINING ROOM**

Coved ceiling, recessed lighting, engineered oak flooring, radiator, open through to garden room and open through to:

### **KITCHEN**

Well fitted with a range of base cupboards and drawer units incorporating integrated dishwasher, washing machine and wine cooler. Slim line worksurfaces inset with undermounted sink with mixer tap, recess housing Range Master with extractor hood above coordinating splashbacks, coordinating wall cupboards and display cabinets with lighting, integrated fridge and freezer, double glazed window to rear with views of the sea, recessed lighting, tiled floor.

### **SUNROOM**

Of UPVC construction with double glazed casement doors with double glazed full height windows to either side under a glazed roof and giving access to the terrace and enjoying sea views, engineered oak flooring.

### **FIRST FLOOR LANDING**

Staircase to 2nd floor, coved ceiling, doors to:

### **BEDROOM**

Double glazed doors opening onto Juliet balcony with views of the sea, radiator.

### **BEDROOM**

Bay with double glazed windows to front, radiator, door to:

### **EN-SUITE SHOWER ROOM**

Tiled shower enclosure with thermostatically controlled rain head shower, low level WC with concealed cistern, pedestal wash basin, tiled walls, tiled floor, recessed lighting, extractor fan.

### **BEDROOM**

Double glazed oriel window to front, recessed lighting, radiator.

### **SECOND FLOOR LANDING**

Door to:

### **BEDROOM**

Velux window to rear with sea views, Velux window to front, radiator, access to eaves storage and access to built-in wardrobe and deep storage cupboard.

### **OUTSIDE**

To the front of the property is a double width driveway with steps leading to a pathway leading to the front door. Timber framed shed.

### **REAR GARDEN**

Directly to the rear of the house is a paved terrace which leads to a further generous decked terrace which is enclosed by timber balustrade. The garden enjoys a southerly aspect and provides a particularly pleasant environment to relax, dine alfresco and enjoy the glorious views of the sea.

### **EPC Rating Band D**

### **COUNCIL TAX**

Band C approx. £2141.43 (2025/26)  
Folkestone & Hythe District Council.

### **VIEWING**

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












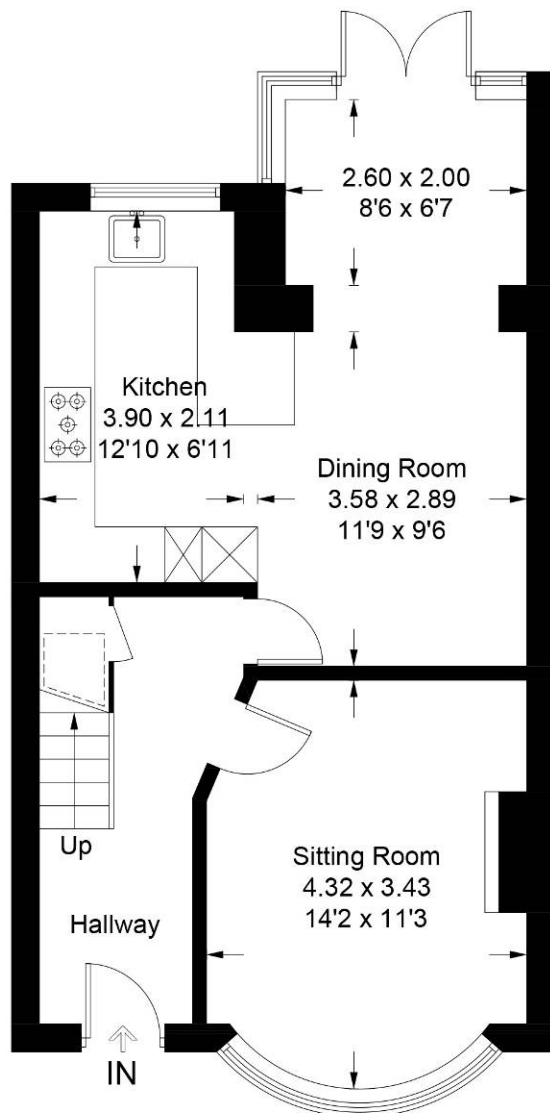




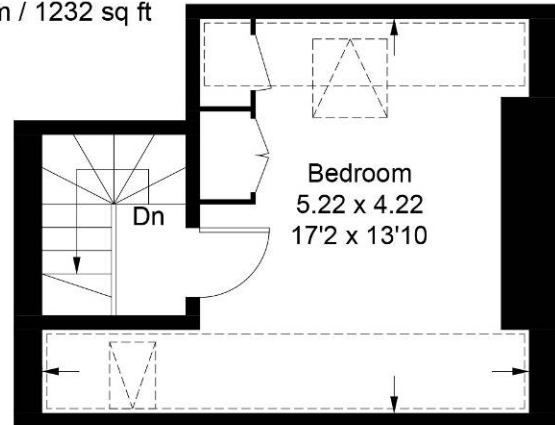
# Helena Villas, Sandgate, CT21

Approximate Gross Internal Area  
 Ground Floor = 50.8 sq m / 547 sq ft  
 First Floor = 43.5 sq m / 468 sq ft  
 Second Floor = 20.2 sq m / 217 sq ft  
 Total = 114.5 sq m / 1232 sq ft

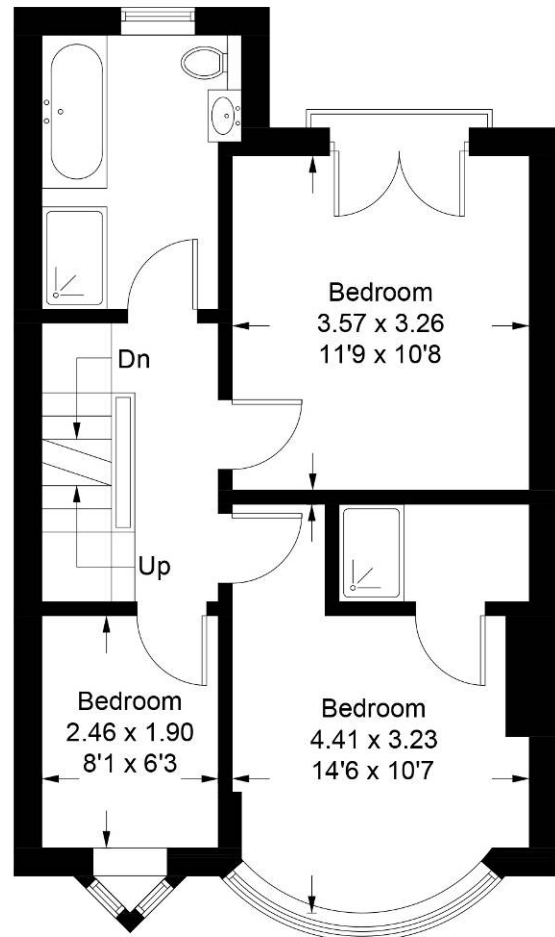
 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**Second Floor**



**First Floor**

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