

49 High Street, Hythe, Kent CT21 5AD



2 VIEW FRANCE CLOSE SEABROOK, HYTHE

This modern semi-detached house is situated in an elevated position from where it enjoys magnificent sea views. The spacious accommodation is designed to complement a modern lifestyle and comprises an open plan kitchen/living space, 2 reception rooms, 3 bedrooms (1 en-suite) and bathroom. Garden & parking. EPC C

£635,000 Freehold



www.lawrenceandco.co.uk Tel: 01303 266022 email: findahome@lawrenceandco.co.uk

2 View France Close Seabrook, Hythe CT21 5EE

Entrance Hall, Sitting Room, Bedroom 3, Cloakroom,
Open Plan Kitchen/Dining/Living Space, Dining Room, Utility Room,
Principal Bedroom with En-Suite Shower Room, Bedroom 2,
South Facing Garden

DESCRIPTION

This stunning semi-detached house is situated on an exclusive cul-de-sac from where it commands magnificent views to The English Channel and France on a clear day from its enviable vantage point. It has been thoughtfully designed in order to maximise the stunning southerly aspect and offers impeccably presented accommodation.

Comprising a welcoming entrance hall, a generous sitting room with full height sliding doors opening to a Juliet balcony from where the magnificent sea views can be enjoyed, also on this level is a double bedroom and cloakroom. On the lower floor there is an open plan kitchen/dining/living space with a pair of double doors opening to and uniting the space with the south facing garden, a separate dining room and a useful utility/cloakroom. On the first floor is a large principal bedroom, enjoying sea views, with en-suite shower room and a further double bedroom and family bathroom.

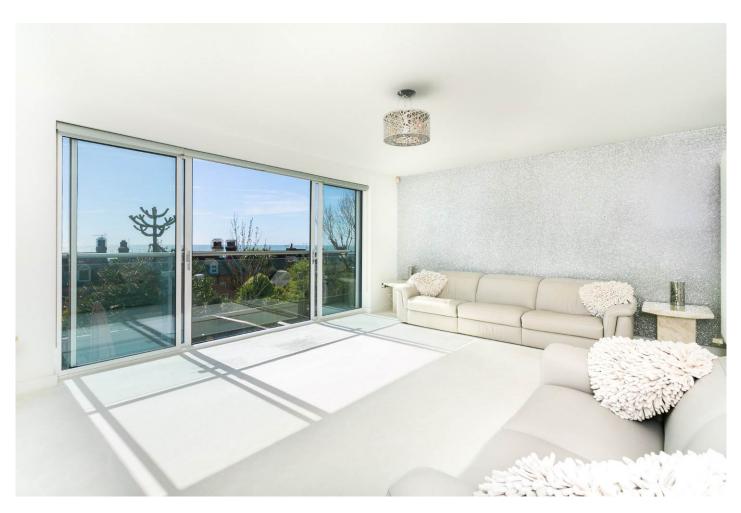
The property is approached via a private driveway which opens to a generous parking area where the property benefits from two allocated parking spaces with EV charger. The south facing rear garden is composite decked with access to the side leading to a useful under croft storage room. The property is serviced by an air sourced heating pump and solar water heating.

SITUATION

Seabrook 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 and there are bus routes nearby.

The quaint, unspoilt town of Hythe enjoys a bustling High Street offering a selection of independent shops, boutiques, cafes and restaurants. The town is also well served by 4 supermarkets (including Waitrose, Sainsbury and Aldi), doctors, dentists, 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, tennis, cricket and squash clubs together with 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 solid oak front door with opaque double glazed window to side, staircase to first floor and lower ground floor, engineered oak flooring, recessed lighting, contemporary vertical radiator, door to:

SITTING ROOM

Double glazed sliding doors opening onto a Juliet balcony and enjoying magnificent sea views (fitted with day & night blinds), two contemporary vertical radiator.

CLOAKROOM

Low level WC with concealed cistern, wash hand basin with vanity cupboard below, obscure double glazed window to front, engineered oak flooring, recessed lighting, radiator.

BEDROOM 3

Double glazed window to front, contemporary vertical radiator.

LOWER GROUND FLOOR LANDING

Doors to:-

OPEN PLAN KITCHEN/DINING/LIVING SPACE

Well fitted with a range of base cupboard and drawer units incorporating integrated eye level oven and microwave, integrated fridge and freezer, coordinating peninsula unit with cupboards and drawers and incorporating integrated dishwasher, square edged worktop inset with sink and drainer unit with mixer tap, induction hob with stainless steel extractor hood above, pair of double glazed doors opening to the rear garden, double glazed window to side (all fitted with day & night blinds) recessed lighting, contemporary vertical radiators, engineered oak.

DINING ROOM

Double glazed window to front, recessed

lighting, engineered oak flooring, two wall light points, contemporary vertical radiator.

UTILITY ROOM

Access to understairs storage area, worksurface inset with stainless steel sink and drainer unit with mixer tap and cold water filter tap and with cupboard beneath, recess and plumbing for washing machine and space housing water softener, low-level WC with concealed cistern, two double glazed windows to rear, built-in cupboard and shelving area.

SECOND FLOOR LANDING

Access to loft space, access to airing cupboard housing the Vented hot water cylinder, doors to:

PRINCIPAL BEDROOM

Pair of double glazed windows to rear enjoying panoramic views of the sea (fitted with black out blinds), built-in Sharps wardrobe cupboards concealed by sliding mirrored doors, recessed lighting, ceiling fan and light, radiator, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, wash basin with mixer tap set into worksurface with vanity cupboard below, low-level WC with concealed cistern, heated ladder towel rail, tiled floor, extractor fan.

BEDROOM 2

Double glazed window to rear (fitted with black out blinds), radiator.

BATHROOM

Panelled bath with mixer tap, wash basin with set into worksurface with vanity cupboards below, low level WC with concealed cistern, tiled walls, tiled floor, obscure double glazed window to front (fitted with day & night blinds), recessed lighting, heated ladder towel rail.

Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessees should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is fo

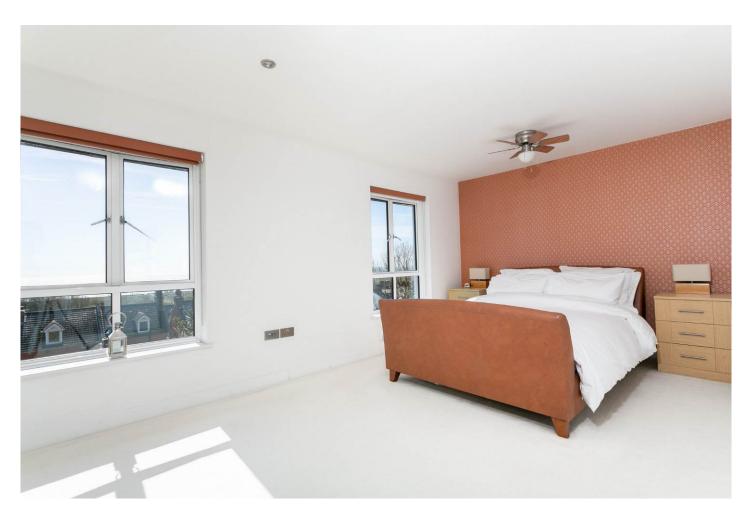




















OUTSIDE

The garden to the rear enjoys a southerly aspect and is well enclosed by close boarded timber panelled fencing and composite decked for ease of maintenance. Outside lighting and electric awning. A timber gate to the side gives access to a stone paved area to the front of the property, air source heat pump, metal staircase to entrance level, door to:

UNDERCROFT STORAGE ROOM

A generous space with power and light.

The property has two allocated parking spaces.

EPC Rating C

COUNCIL TAX

Band E approx. £2944.46 (2025/26) Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with LAWRENCE & CO, 01303 266022.

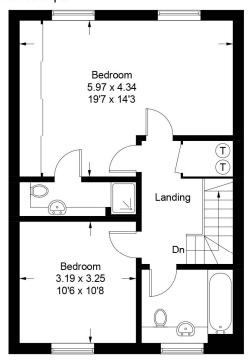




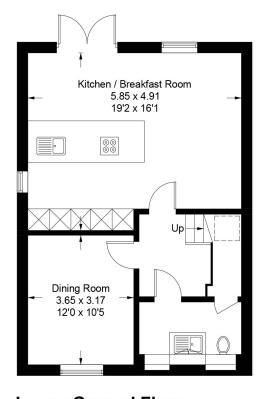


View France Close, Sandgate, CT21 Approximate Gross Internal Area

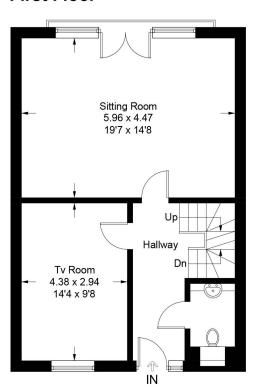
Approximate Gross Internal Area
Lower Ground Floor = 52.0 sq m / 560 sq ft
Ground Floor = 53.9 sq m / 580 sq ft
First Floor = 53.5 sq m / 576 sq ft
Total = 159.4 sq m / 1716 sq ft



= Reduced headroom below 1.5m / 5'0



First Floor



Lower Ground Floor

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1186296)







