



49 High Street, Hythe, Kent CT21 5AD



3 VALLEY WALK SEABROOK, HYTHE

£450,000 Freehold

Situated on a secluded, peaceful, private lane, this substantial detached bungalow has been extensively improved by the owners and offers surprisingly spacious, attractively presented accommodation including a generous sitting room, kitchen/breakfast room and 3 bedrooms. Tiered garden, garage, parking. EPC D.



3 Valley Walk Seabrook, Hythe CT21 5TY

**Entrance Porch, Entrance Hall, Sitting Room,
Kitchen/Breakfast Room, Cloakroom/Utility Room,
Three Bedrooms and a Shower Room
Garage, Off Road Parking, Secluded Gardens**

DESCRIPTION

This substantial detached bungalow enjoys a delightfully secluded setting on a private lane. The property has been much improved by the current owners, including the installation of replacement double glazing, and now offers beautifully presented accommodation which is of particularly comfortable proportions. There is also considerable scope to extend should additional space be required (subject to all necessary consents and approvals being obtained).

The accommodation comprises a welcoming entrance hall leading to a dual aspect sitting room with cosy wood burning stove, a well fitted kitchen/breakfast room opening onto the garden, three bedrooms, two good doubles and a comfortable single, a shower room and a cloak/utility room.

The property stands on a generous plot with a good frontage to Valley Walk where it benefits from a wide block paved driveway providing parking for a number of vehicles and access to the detached garage. To the rear is an attractive tiered garden from where views of woodland can be enjoyed together with the odd glimpse of the sea.

SITUATION

Valley Walk is a popular and secluded cul-de-sac within Seabrook, 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, public house and a highly regarded primary school.

The quaint, unspoilt town of Hythe has a selection of independent shops and restaurants, together with 4 supermarkets (including Waitrose), 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, tennis 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 PORCH

Entered via a uPVC and obscure glazed door with double glazed windows to side and under a polycarbonate roof, timber and glazed door to:-

ENTRANCE HALL

Engineered wood flooring, contemporary vertical radiator, doors to:-

SITTING ROOM

Fireplace recess housing woodburning stove, double glazed window overlooking rear garden, double glazed window overlooking the front garden, engineered wood flooring, coved ceiling, radiator, door to:-

BEDROOM 1

Double glazed window to front, engineered wood flooring, coved ceiling, radiator.

BEDROOM 2

Double glazed window to front, coved ceiling, radiator.

BEDROOM 3

Double glazed window overlooking the rear garden, radiator.

SHOWER ROOM

Walk-in twin size shower enclosure with thermostatically controlled rainhead shower and separate handheld attachment, low level WC, pedestal wash basin, obscure double glazed window to side, extractor fan.

CLOAK/UTILITY ROOM

Space and plumbing for washing machine and tumble dryer, low-level WC, wall hung wash basin, recessed lighting, extractor fan, door to storage cupboard.

KITCHEN/BREAKFAST ROOM

Well fitted with a range of base cupboard and drawer units incorporating recess and plumbing for dishwasher, integrated electric oven, square edged wood block worksurface inset with twin bowl stainless steel sink and drainer unit with mixer tap, Neff induction

hob with extractor hood above, tiled splashback, coordinating wall cupboards and display cabinets, space for freestanding fridge freezer, double glazed window to rear overlooking the garden, double glazed door with glazed panel to side giving access to and looking through to the garden beyond, radiator, recessed lighting.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low brick-built wall and is laid extensively to lawn with mature planted borders and hedging. A generous block paved driveway provides access to the detached garage and ample parking. A brick paved pathway leads to a personal gate at the side of the house where access can be gained to the:-

REAR GARDEN

Directly to the rear of the property is a paved terrace, from here a flight of steps lead up to the tiered further levels of the garden which are well enclosed by close boarded timber fencing and incorporates a small timber framed shed. Outside light, outside tap.

DETACHED GARAGE

Currently split in two sections, power, light and water supply.

EPC RATING Band D

COUNCIL TAX

Band D approx. £2409.11 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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



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Approximate Gross Internal Area :-

Ground Floor :- 85.76 sq m / 923 sq ft

Garage :- 16.39 sq m / 176 sq ft

Total :- 102.15 sq m / 1099 sq ft

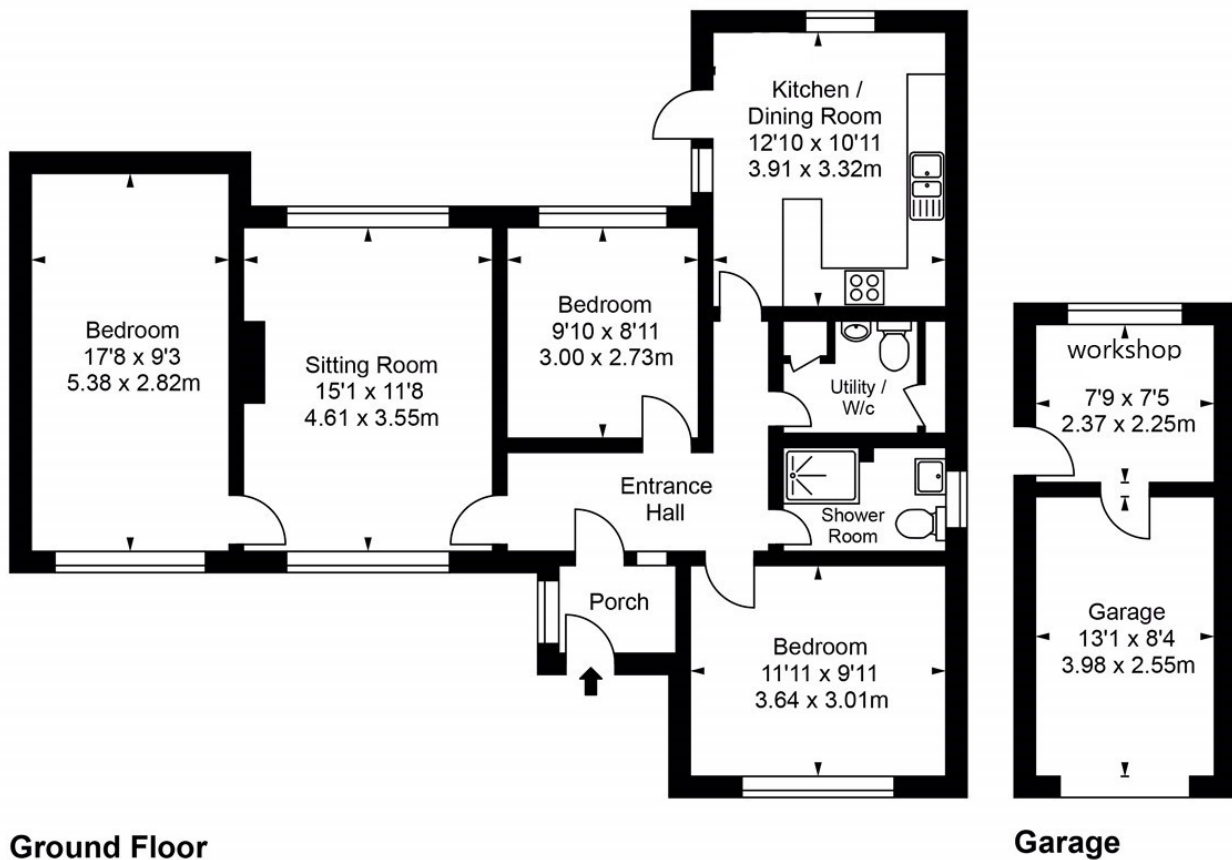


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floor plan by: www.creativeplanettk.com