



49 High Street, Hythe, Kent CT21 5AD



**PLOT 1, NAILDOWN ROAD,
SEABROOK, HYTHE**

£775,000 Freehold

In a sought after location, a stunning, newly constructed detached house commanding magnificent views of the sea. Finished to a high standard in a contemporary style, the property offers living accommodation designed to compliment a modern lifestyle, 3 bedrooms (2 en-suite), garden and parking. EPC tbc



Plot 1 Naildown Road, Seabrook, Hythe CT21

**Entrance Hall, Sitting Room, Open Plan Kitchen/Dining/Living Space,
Principal Bedroom Suite with Dressing Room and En-Suite Bathroom,
Two Further Bedrooms (One En-Suite), Wet Room,
Parking, Gardens**

DESCRIPTION

Simply stunning, this newly constructed detached house is one of just two similarly attractive properties which are situated in a sought after location from where they command magnificent views of the sea, around Hythe Bay to Dungeness and to the coast of France on a clear day.

Finished to a high specification in a smart contemporary style, the house has been designed to provide accommodation arranged to compliment a modern lifestyle with an open plan kitchen/dining/living space opening to a balcony, separate sitting room with Juliette balcony and a cloakroom on the first floor. There are two bedrooms (one with en-suite shower room) and a wet room on the ground floor with the second floor principal suite comprising a bedroom with balcony, en-suite bathroom and dressing room.

There is a level garden to the rear with a generous decked terrace, ideal for alfresco entertaining and from where magnificent views of the sea can be enjoyed. To the front of the house there is a gravelled driveway providing off road parking.

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:

FIRST FLOOR

ENTRANCE HALL

Entered via an oak panelled and double glazed door with double glazed window to side, staircase to first floor with polished timber moulded handrail, newel posts and glazed balustrade, underfloor heating, doors to:

KITCHEN/DINING ROOM

A generous space, the **kitchen area** well fitted with a comprehensive range of base cupboard and drawer units in a sleek contemporary finish and incorporating integrated Neff dishwasher, square-edged quartz worktops under mounted with deep stainless steel one and a half bowl sink with grooved drainer and mixer tap, coordinating upstands, coordinating wall cabinets, integrated Neff fridge and freezer, integrated electric double oven/combi microwave oven, coordinating island unit with quartz worktop, inset with Bora induction hob with integrated extractor, ceramic tiled floor with underfloor heating, recessed lighting throughout, double glazed windows to front and side, double glazed sliding patio doors opening to a covered **balcony** enclosed by glazed balustrade and from where stunning views of the sea can be enjoyed.

SITTING ROOM

A generous space with recessed lighting, underfloor heating, double glazed casement doors opening to Juliet balcony to rear from where far reaching views of the sea can be enjoyed.

CLOAKROOM

Well fitted with a contemporary suite comprising low-level WC with concealed cistern and wash basin with mixer tap and vanity cupboard below, tiled floor with

underfloor heating, recessed lighting, door giving access to cupboard housing hot water cylinder.

GROUND FLOOR HALLWAY

Access to understairs storage cupboard, walk-in storage cupboard housing manifolds for underfloor heating, double-glazed casement door opening to the rear garden, doors to:

BEDROOM

Underfloor heating, double glazed sliding patio doors opening to and overlooking the rear garden from where glorious views of the sea can be enjoyed, door to:

EN-SUITE BATHROOM

Twin-ended bath with mixer tap, wall-hung WC with concealed cistern, wall-hung washbasin with mixer tap and vanity drawer below, tiled floor with underfloor heating, recessed lighting, extractor fan, illuminated mirror, heated ladder rack towel rail.

BEDROOM

Double glazed window to rear, overlooking the garden and from where views of the sea can be enjoyed, underfloor heating.

WET ROOM

Walk-in shower area with thermostatically controlled monsoon shower with separate handheld attachment, wall-hung WC with concealed cistern, wall-hung washbasin with mixer tap and vanity drawer below, tiled floor with underfloor heating, localised tiling, illuminated wall mirror, recessed lighting, extractor fan, heated ladder rack towel rail.

FIRST FLOOR LANDING

Full height double glazed picture window to front, further picture window to rear commanding views of the sea, door to:





PRINCIPAL BEDROOM SUITE

Bedroom set beneath a vaulted ceiling, double glazed sliding patio doors opening to a covered **balcony** to the rear which is enclosed by glazed balustrade and from where panoramic views of the sea around the bay to Dungeness can be enjoyed, radiator, double glazed window to side, doors to **walk-in dressing room** of a generous size, set beneath a vaulted ceiling with double glazed window to front and radiator.

EN-SUITE BATHROOM

Well fitted with a contemporary suite comprising twin-ended bath with mixer tap, tiled shower enclosure with thermostatically controlled monsoon shower and separate handheld attachment, wall-hung WC with concealed cistern, wall-hung washbasin with mixer tap and vanity drawer below, illuminated wall mirror, vaulted ceiling with a double glazed Velux roof light, extractor fan, radiator.

OUTSIDE

To the front of the property is a gravelled driveway providing off-road parking and housing the air source heat pump and from where a flight of steps lead down to the main entrance.

REAR GARDEN

Directly to the rear of the house is a generous decked to terrace from where views of the sea can be enjoyed extending to the remainder of the garden which is to be laid to lawn.

EPC Rating Band

COUNCIL TAX

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

VIEWING

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



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Naildown Close, Hythe

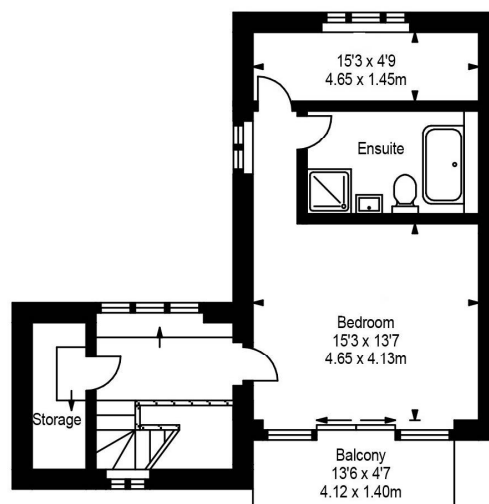
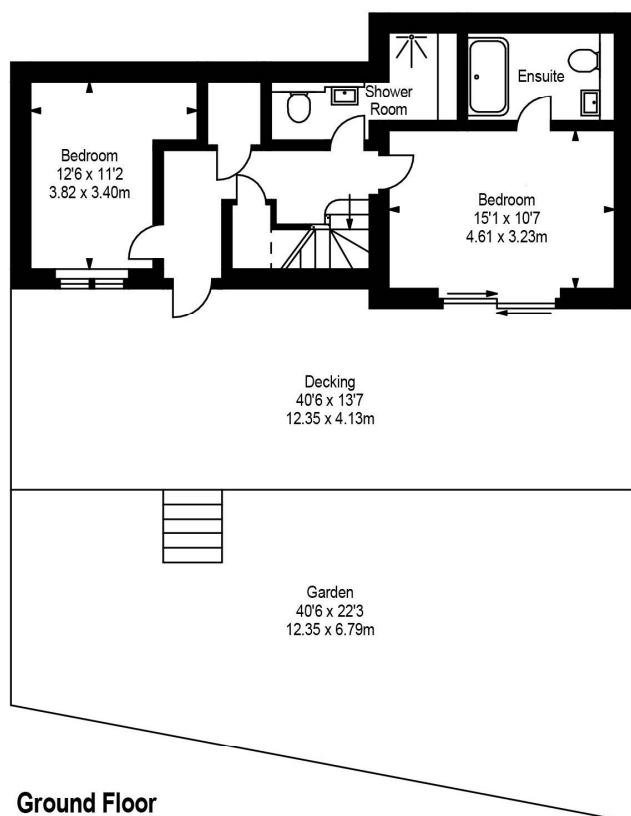
Approximate Gross Internal Area :-

Ground Floor :- 52.40 sq m / 564 sq ft

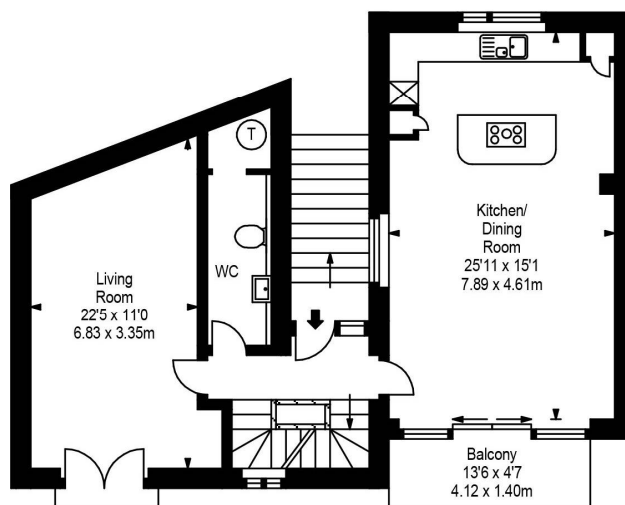
First Floor :- 75.06 sq m / 808 sq ft

Second Floor :- 50.63 sq m / 545 sq ft

Total :- 178.09 sq m / 1917 sq ft



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetik.com