



49 High Street, Hythe, Kent CT21 5AD



**POUND COTTAGE,
47 SEABROOK ROAD, HYTHE**

**£650,000 Freehold
NO ONWARD CHAIN**

This enchanting Grade II Listed double fronted house has been lovingly refurbished resulting in a beautiful period home offering accommodation designed to compliment a modern lifestyle with open plan living/dining/kitchen space, sitting room, 4 bedrooms (1 en-suite), bath and shower rooms, garage, parking. EPC E



www.lawrenceandco.co.uk

Tel: 01303 266022

email: findahome@lawrenceandco.co.uk

Pound Cottage, 47 Seabrook Road, Hythe CT21 5QB

**Entrance Porch, Entrance Hall, Sitting Room,
Open Plan Living/Dining/Kitchen Space, Cloakroom,
Four Bedrooms (One En-Suite Bathroom), Bathroom, Shower Room,
Garage, Parking, Gardens**

DESCRIPTION Pound Cottage is an enchanting Grade II Listed period property built of Kent Ragstone with brick facings under a Kent peg tiled roof. It had suffered from a period of neglect, but, in recent months, has been lavished with the care and attention it deserves. It has been extensively remodelled and refurbished with meticulous attention to detail in a style sympathetic to the period of the property whilst embracing contemporary elements where appropriate, including full central heating. The result is a stunning period home which exudes charm and character throughout and has been thoughtfully rearranged to provide accommodation designed to compliment a modern lifestyle.

The accommodation comprises a pretty entrance porch leading to the hallway with a cosy sitting room to the left and to the right, a wonderful open plan living/dining/kitchen space, arranged in three defined areas, the living space with polished parquet floor and inviting wood burning stove, the dining area with a pretty window seat and door to the garden and the kitchen with a sleek modern installation incorporating integrated appliances and quartz worktops. There is a cloak/utility room beyond the kitchen. There are three comfortable bedrooms on the first floor together with a luxurious family bathroom and a further modern shower room. The atmospheric fourth bedroom is on the second floor and enjoys its own beautifully appointed en-suite bathroom.

Outside there is off road parking for a vehicle before the attached garage. The main garden lies to the side of the house enjoying a southerly aspect and with an expanse of lawn, pretty ornamental pond and mature hedge affording a great deal of privacy. There is then additional space to the rear of the house and an upper level of lawn and shrubs.

SITUATION This beautiful period house is conveniently situated on Seabrook Road, within reasonable level walking distance of Hythe town centre which enjoys a bustling and vibrant High Street with a variety of independent shops, boutiques, cafes and restaurants, doctors surgeries, dentists etc. The town is also well served with 4 supermarkets (including Waitrose and Sainsburys).

The property is very accessible to the Royal Military Canal 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, bowls club, sailing club, etc. There are many clubs and societies within the town that welcome new members, and a weekly 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 4.4 miles), Channel Tunnel Terminal (3.6 miles), the ferry port of Dover (11.5 miles) and Ashford International Passenger Station (15 miles). Sandling main line railway station, approximately 3 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 (4 miles) and Ashford with journey times of under an hour.

The accommodation comprises:

ENTRANCE PORCH

Of timber-framed construction with windows to three sides and entered via a glazed door, ceramic tiled floor, timber panelled and glazed door with leaded and glazed fan light above, opening to:

ENTRANCE HALL

Staircase to first floor, doors to:

SITTING ROOM

Attractive period fireplace surround, polished timber floorboards, arched niche, pair of wall light points, moulded cornice, sash window to front overlooking the garden, contemporary column radiator.

OPEN PLAN LIVING/DINING/KITCHEN SPACE

Arranged in three defined sections, entered via the:

LIVING AREA

With polished parquet flooring, attractive period timber fireplace surround encompassing a wood-burning stove over a blockwork hearth, wall light points, moulded cornice, window to side, sash window to front overlooking the garden, contemporary column radiator, open plan to the:

DINING AREA

With Italian porcelain tiled floor extending into the kitchen, window seat incorporating storage, wall light point, moulded cornice, window to side overlooking the garden, panelled and glazed door opening to the garden, timber framed and double glazed window to rear overlooking the garden, contemporary column radiator, open plan to:

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units in a contemporary matte finish and incorporating an integrated dishwasher and predominantly deep pan drawers, square edged quartz worktops undermounted with deep butlers style sink with mixer tap and inset with four burner induction hob with extractor hood

above, coordinating upstands, coordinating wall cupboards with concealed lighting beneath, integrated eye level Neff oven/grill, integrated fridge and freezer, recessed lighting, door giving access to plant cupboard housing the pressurized hot water cylinder, consumer unit, etc., three timber framed and double glazed windows to rear, overlooking the garden, door to:

CLOAK/UTILITY ROOM

Low level WC with integral washbasin and mixer tap, space and plumbing for washing machine, extractor fan, recessed lighting, wall mounted heated ladder towel rail.

FIRST FLOOR LANDING

Contemporary column radiator, recessed lighting, door giving access to staircase to second floor, doors to:

BEDROOM

Two fitted wardrobe cupboards to recesses to either side of chimney breast, sash window to front, contemporary column radiator.

BEDROOM

Window to side overlooking the garden, contemporary column radiator.

BEDROOM

Sash window to front, contemporary column radiator.

BATHROOM

Well fitted with the contemporary suite comprising twin ended bath with mixer tap, low level WC, twin wash basins each with mixer taps and vanity drawers below, with an illuminated mirror above, shower enclosure with thermostatically controlled monsoon shower with separate handheld attachment, tiled floor, tiled walls, recessed lighting, timber framed and double glazed window to side, heated ladder towel rail, extractor fan.





SHOWER ROOM

Well fitted with a contemporary suite comprising shower enclosure with thermostatically controlled monsoon shower with separate handheld attachment, low level WC, wash basin with mixer tap, vanity drawers below and illuminated mirror above, tiled floor, tiled walls, extractor fan, recessed Lighting, heated ladder towel rail.

SECOND FLOOR

BEDROOM

Built-in wardrobe cupboard, access to eaves storage cupboards, recessed lighting, double glazed roof light to rear, contemporary column radiator, pair of glazed doors opening to:

EN-SUITE BATHROOM

Well fitted with a contemporary suite comprising twin-ended freestanding bath with mixer tap, low level WC, wash basin with mixer tap, vanity with drawers below, tiled splashbacks and illuminated mirror above, recessed lighting, extractor fan, contemporary column radiator, heated ladder towel rail.

OUTSIDE

The garden to the front of the property is set behind a close boarded panelled fence with a path to the front door. A mature wisteria festoons the front facade of the property.

Side garden. The garden to the side of the property is laid extensively to lawn with various specimen shrubs and other plants including bay, rosemary, roses and jasmine amongst others. It also incorporates an ornamental pond. The garden continues to the **rear** of the house where there is private terrace backed by an old rock wall and a flight of steps leading to the upper tier of the garden which is lawned incorporating various specimen bay trees.

To the side of the property is a driveway providing off-road **PARKING** for a single vehicle and access to the attached:

GARAGE

Which is a brick-built construction with an electronically operated roller door to front, power and light doorway to small storeroom to the rear.

EPC Rating Band E

COUNCIL TAX

Band D approx. £2,506.74 (2026/27)
Folkestone & Hythe District Council.

VIEWING

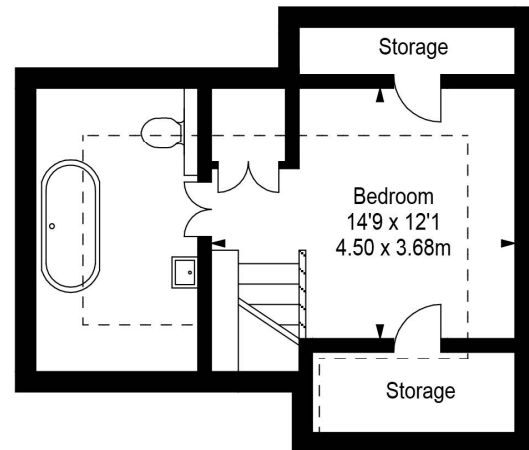
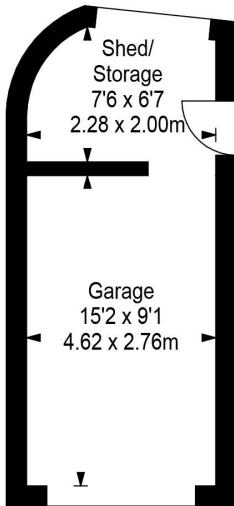
Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

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 lessee 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 for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.

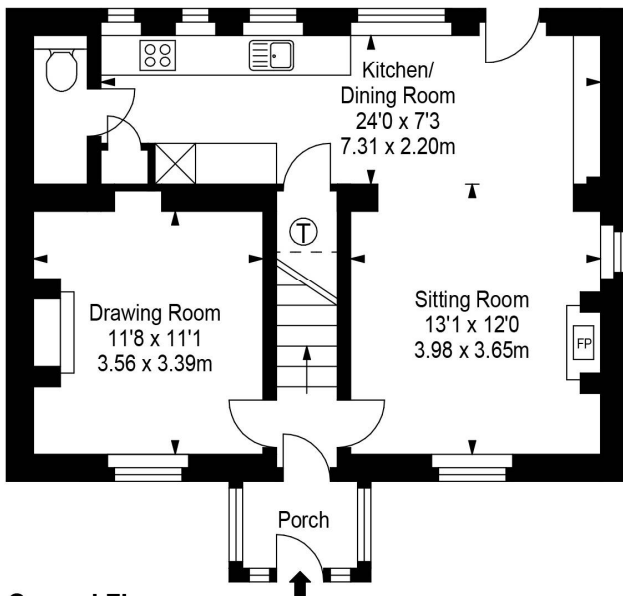


Pound Cottage, Seabrook Road, Hythe

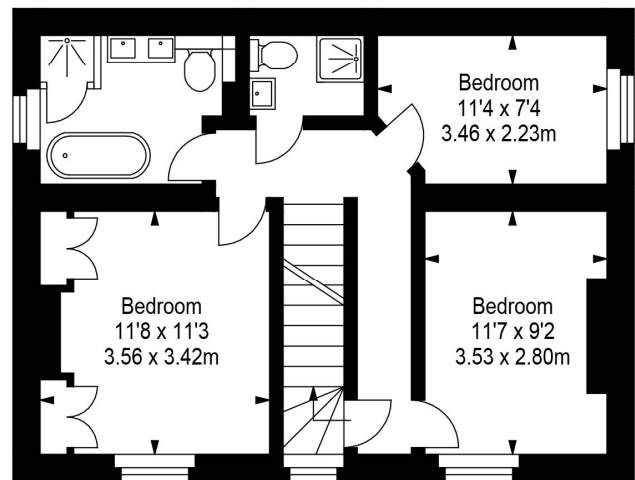
Approximate Gross Internal Area :-
 Ground Floor :- 55.18 sq m / 594 sq ft
 First Floor :- 52.12 sq m / 561 sq ft
 Second Floor :- 35.40 sq m / 381 sq ft
 Garage :- 18.49 sq m / 199 sq ft
 Total :- 161.19 sq m / 1735 sq ft



Second Floor



Ground Floor



First Floor

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