



49 High Street, Hythe, Kent CT21 5AD



## **30 HIGH RIDGE SEABROOK**

**£340,000 Freehold**

**This semi-detached split level chalet bungalow is situated in a sought after location. Now requiring general updating, it has the potential to provide a particularly comfortable home. Two reception rooms, kitchen, three double bedrooms & bathroom. Garden, garage & parking. EPC D.**



**30 High Ridge  
Seabrook  
Hythe  
CT21 5TE**

**Entrance Hall, Sitting Room, Kitchen, Rear Lobby,  
Garden Room, Three Bedrooms, Bathroom,  
Garage & Parking, Gardens to Front & Rear**

**DESCRIPTION**

This semi-detached, split level, chalet bungalow is situated in an elevated position and offers versatile accommodation. It is fair to say that the property would now benefit from general updating but has the potential to create an exceptionally comfortable home, is considered well worthy of any expenditure required.

The comfortably proportioned accommodation comprises an entrance hall, sitting room, kitchen, a garden room which opens onto the rear garden, two double bedrooms and a bathroom. On the first floor there is a further double bedroom.

The garden to the rear is a generous size and to the front of the property the driveway provides off road parking for a vehicle and access to the garage.

**SITUATION**

High Ridge is a desirable and peaceful road in Seabrook which 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.

The quaint, unspoilt town of Hythe has a selection of independent shops and restaurants, together with 4 supermarkets (including Waitrose, Sainsburys and Aldi), 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, cricket, squash and tennis clubs 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 HALL**

Entered via a double glazed door, tiled floor, radiator, doors to:-

#### **SITTING ROOM**

Double glazed window to front, fireplace recess housing woodburning stove, tiled floor, radiator.

#### **BATHROOM**

Bath in tiled surround with mixer tap and handheld shower attachment, close coupled WC, pedestal wash basin, obscure glazed window, part tiled walls, tiled floor, radiator.

#### **BEDROOM**

Double glazed window to front, radiator.

#### **BEDROOM**

Double glazed window to side, radiator.

#### **KITCHEN**

Worksurface with cupboards beneath and recess and plumbing for washing machine, stainless steel sink with drainer unit, coordinating wall cupboards, tiled splashbacks, space for free standing electric cooker, coordinating breakfast bar, open to:-

#### **REAR LOBBY**

Access to shelved cupboard, work surface fitted cupboards below, wall mounted Alpha gas boiler, roof light, tiled floor, timber and glazed door to garden, door to:-

#### **GARDEN ROOM**

Sliding double glazed doors giving access to and overlooking the rear garden, double glazed window to side, radiators.

#### **FIRST FLOOR LANDING**

Door to:-

#### **BEDROOM**

Roof light window, radiator.

#### **OUTSIDE**

#### **REAR GARDEN**

A flight of steps lead down to the rear garden which is predominantly laid to lawn and enclosed by mature hedging and specimen fruit trees. A further flight steps lead up to a hardstanding to the side of the property and from where a gate giving access to the:-

#### **FRONT GARDEN**

Directly to the front of the property is a driveway providing off-road parking and access to the detached garage the garden to the side is predominantly laid to lawn and backed by mature hedging.

#### **GARAGE**

Up and over door to front, window to rear, power and light, personal door to side.

#### **EPC Rating D**

#### **COUNCIL TAX**

Band C approx. £2044.14 (2024/25)  
Folkestone & Hythe District Council.

#### **VIEWING**

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

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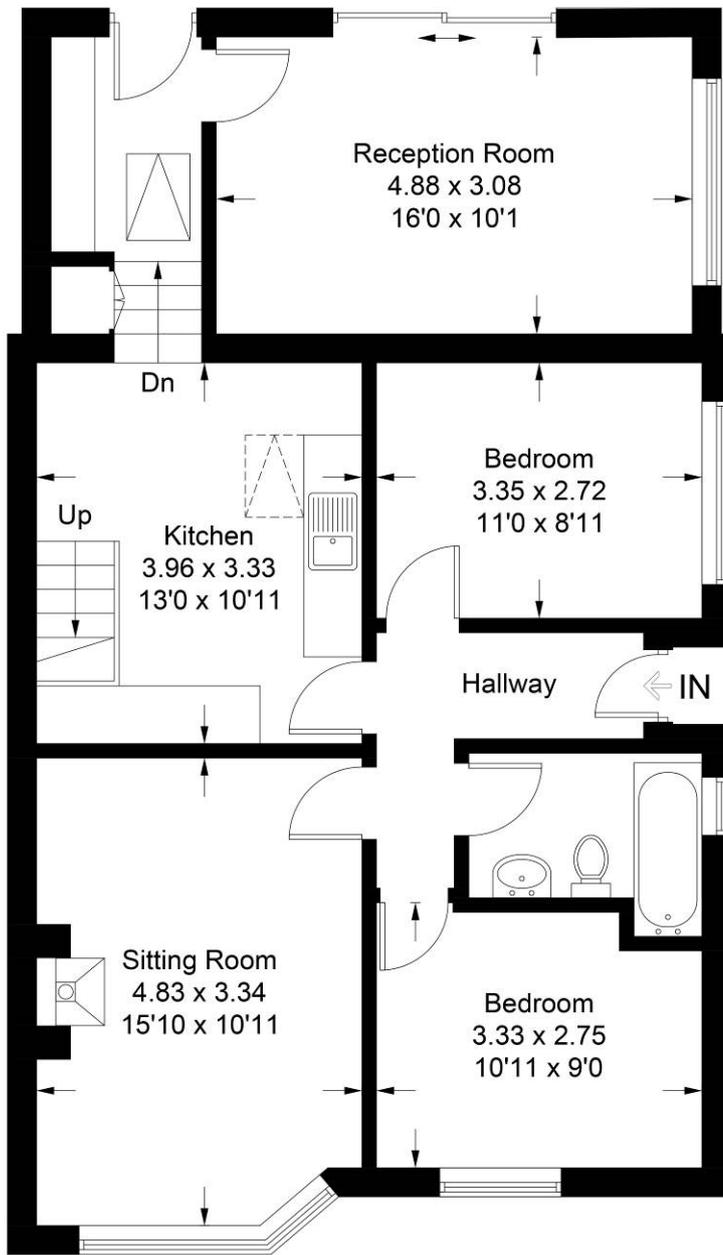






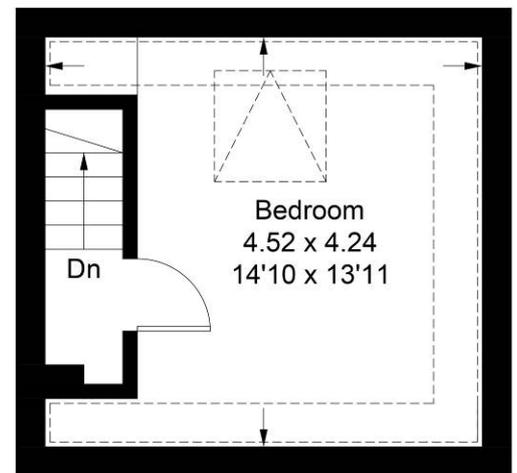
# Highridge, Hythe, CT21

Approximate Gross Internal Area  
Ground Floor = 80.8 sq m / 870 sq ft  
First Floor = 19.17 sq m / 206 sq ft  
Total = 99.97 sq m / 1076 sq ft



**Ground Floor**

 = Reduced headroom below 1.5m / 5'0



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1096316)