



49 High Street, Hythe, Kent CT21 5AD



**22 HAMPTON VALE,
SEABROOK, HYTHE**

£269,950 Freehold

In a popular location approximately 1.5 miles from Hythe town centre, a comfortably proportioned mid terraced modern property comprising a generous sitting room, kitchen/breakfast room, utility room, two double bedrooms and a bathroom. Gardens to front and rear, off road parking on the driveway. EPC C



**22 Hampton Vale,
Seabrook, Hythe CT21 5SG**

**Entrance Hall, Sitting Room, Kitchen/Breakfast Room,
Two Double Bedrooms, Bathroom,
Storage Cupboard, Utility Room,
Parking, Gardens to Front and Rear**

DESCRIPTION

This well situated mid terraced house offers comfortably proportioned accommodation with a welcoming entrance hall leading to the well fitted kitchen to the front and to a generously sized sitting room to the rear which opens onto the garden. On the first floor there are two double bedrooms and a bathroom.

To the front of the house there is off street parking for a single vehicle from where steps lead down to the front garden and main entrance adjacent to which is a storage cupboard and utility room. To the rear of the house is a secluded and sunny garden with decked terrace and expanse of lawn.

SITUATION

Hampton Vale is a popular 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 and Ashford International Passenger Terminal with Eurostar services to Paris & Brussels is only 20 minutes by car. The ferry port of Dover is approximately 11 miles away. (All distances are approximate).



The accommodation comprises:

ENTRANCE HALL

Entered via a obscure double glazed door, staircase to 1st floor, radiator, access to under stairs storage cupboard, door to kitchen, engineered wood flooring, door to:-

SITTING ROOM

Double glazed sliding doors giving access to the rear garden, access to understairs storage cupboard, coved ceiling radiator, engineered wood flooring.

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated oven, recess and plumbing for dishwasher, work surface inset with stainless steel sink and drainer unit with mixer tap, ceramic hob with extractor hood above, tiled splashbacks, coordinating wall cupboards, space for freestanding fridge freezer, double glazed window to front, tiled floor, radiator.

FIRST FLOOR LANDING

Access to loft space, doors to:-

BEDROOM

Double glazed window to rear, radiator.

BEDROOM

Double glazed window to front, access to built-in cupboard, radiator.

BATHROOM

Panelled bath with mixer tap and hand held shower attachment, glazed shower screen, low level WC, pedestal wash basin, obscure double glazed window to front, tiled walls, extractor fan

OUTSIDE

REAR GARDEN

Directly to the rear of the property is a decked terrace leading to an expanse of lawn, well enclosed by close boarded timber panelled fencing and mature shrubs and leading to a further decked terrace at the far end.

FRONT GARDEN

To the front of the property is a hardstanding providing off-road parking and from here a flight of steps lead down past tiered garden areas to the front door. Access to large storage cupboard and access to:-

UTILITY/STORE

Plumbing for washing machine, wall mounted gas boiler, window to side.

EPC Rating C

COUNCIL TAX

Band B approx. £1788.63 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

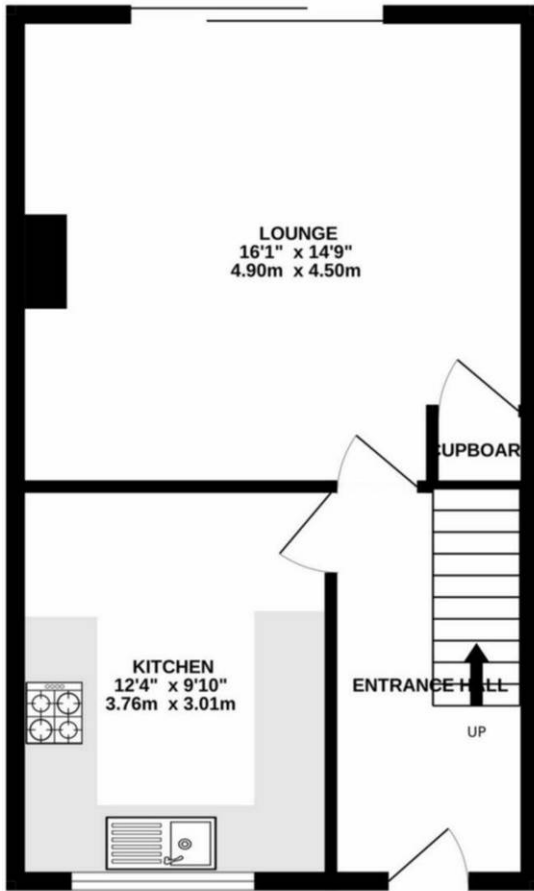
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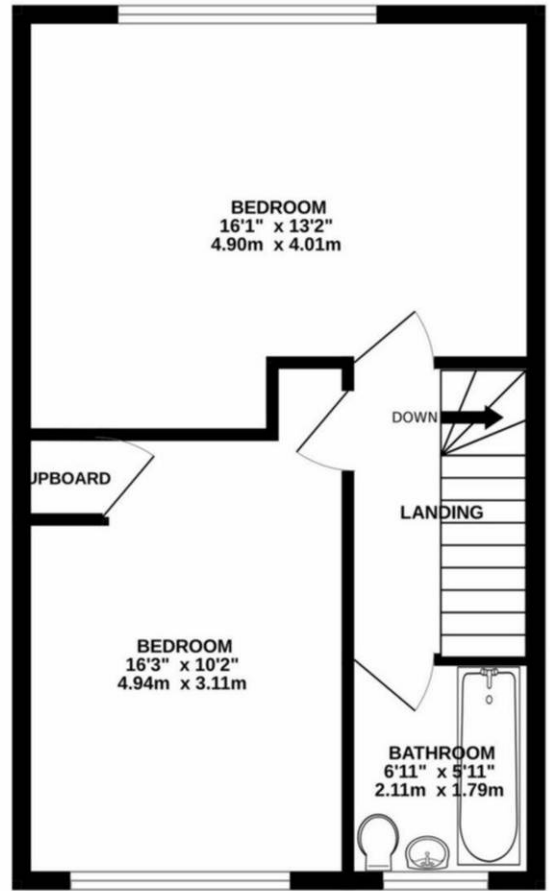




GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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