



49 High Street, Hythe, Kent CT21 5AD



3 VICTORIA TERRACE, SEABROOK, HYTHE

£345,000 Freehold

Situated in a peaceful enclave, moments from the Royal Military Canal, this pretty period cottage would now benefit from a little updating however, with 2 reception rooms, 2 double bedrooms and scope to extend, it offers the scope to create an exceptional home with pretty gardens to the front and rear. EPC D.



3 Victoria Terrace, Seabrook, Hythe CT21 5RH

Entrance Hall, Sitting Room, Dining Room, Kitchen, Shower Room, Two Double Bedrooms, Bathroom, Gardens to Front & Rear

DESCRIPTION

This charming period house forms part of a terrace of similarly attractive properties with pretty and secluded gardens to the front and rear with the relaxing sound of running water at the front from the small weir at the foot of the garden and a sunny south westerly aspect to the rear.

Offering comfortably proportioned accommodation already, the property is sold with the benefit of approved plans for the erection of a single storey extension to the rear and the conversion of the attic space to provide a third bedroom with en-suite shower room under application number 22/0807/FH (plans available to view on Folkestone & Hythe District Council's planning portal). The accommodation is currently configured to provide two reception rooms, a kitchen, ground floor shower room, two double bedrooms and a first floor bathroom with a wealth of original features throughout.

For room sizes please refer to the floorplan.

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, public house 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 timber panelled and obscured glazed door with glazed fan light above, painted timber floorboards, door to dining room, door to:

SITTING ROOM

Fireplace recess with woodburning stove on a brick hearth and beneath a timber bressummer beam, painted timber floorboards, bay with double glazed windows to front, radiator.



DINING ROOM

Painted timber floorboards, tiled fireplace surround and hearth with provision for open fire and original built-in storage cupboard to alcove to side, French windows opening to and looking towards the rear garden, radiator, door to:

INNER HALL

Staircase to 1st floor with window above, door to:

KITCHEN

Access to deep shelved pantry, base cupboards with space and plumbing for dishwasher, worktops inset with stainless steel sink and drainer with mixer taps, coordinating wall cupboards, recess for freestanding cooker, cupboard housing gas fired boiler, panelled and obscured glazed door to side, sash window to side, door to:

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low level WC, pedestal wash basin, obscured double glazed windows to rear and side, radiator.

FIRST FLOOR LANDING

Access to loft spaces, radiator, doors to:

BEDROOM ONE

Painted timber floorboards, tiled fireplace surround, pair of sash windows to front overlooking the garden and towards the stream, radiator.

BEDROOM TWO

Painted timber floorboards, double glazed window to rear overlooking the garden, radiator.

BATHROOM

Freestanding rolltop bath raised on claw and ball feet and fitted with mixer tap and handheld shower, low level WC, pedestal wash basin, shelf storage cupboard with provision for washing machine, painted timber floorboards, sash window to rear, radiator.

OUTSIDE

FRONT GARDEN

To the front of the house the garden is laid mainly to lawn and approached via gap between two privet hedges. It steps away from the property down to the stream at the far end and enjoys various specimen trees including a corkscrew willow.

REAR GARDEN

The garden to the rear of the property is well enclosed by close boarded timber panelled fencing, incorporates a paved patio area, expanse of lawn and borders planted with a variety of shrubs, herbaceous and other plants including foxgloves, rose and buddleia. A gate gives access to a rear walkway over which the property has a right of way returning to Victoria Terrace. The same right is afforded to the neighbouring properties.

EPC Rating Band D.

COUNCIL TAX

Band B approx. £1788.63 (2024/25)
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.







Victoria Terrace, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 44.8 sq m / 482 sq ft
First Floor = 39.9 sq m / 429 sq ft
Total = 84.7 sq m / 911 sq ft

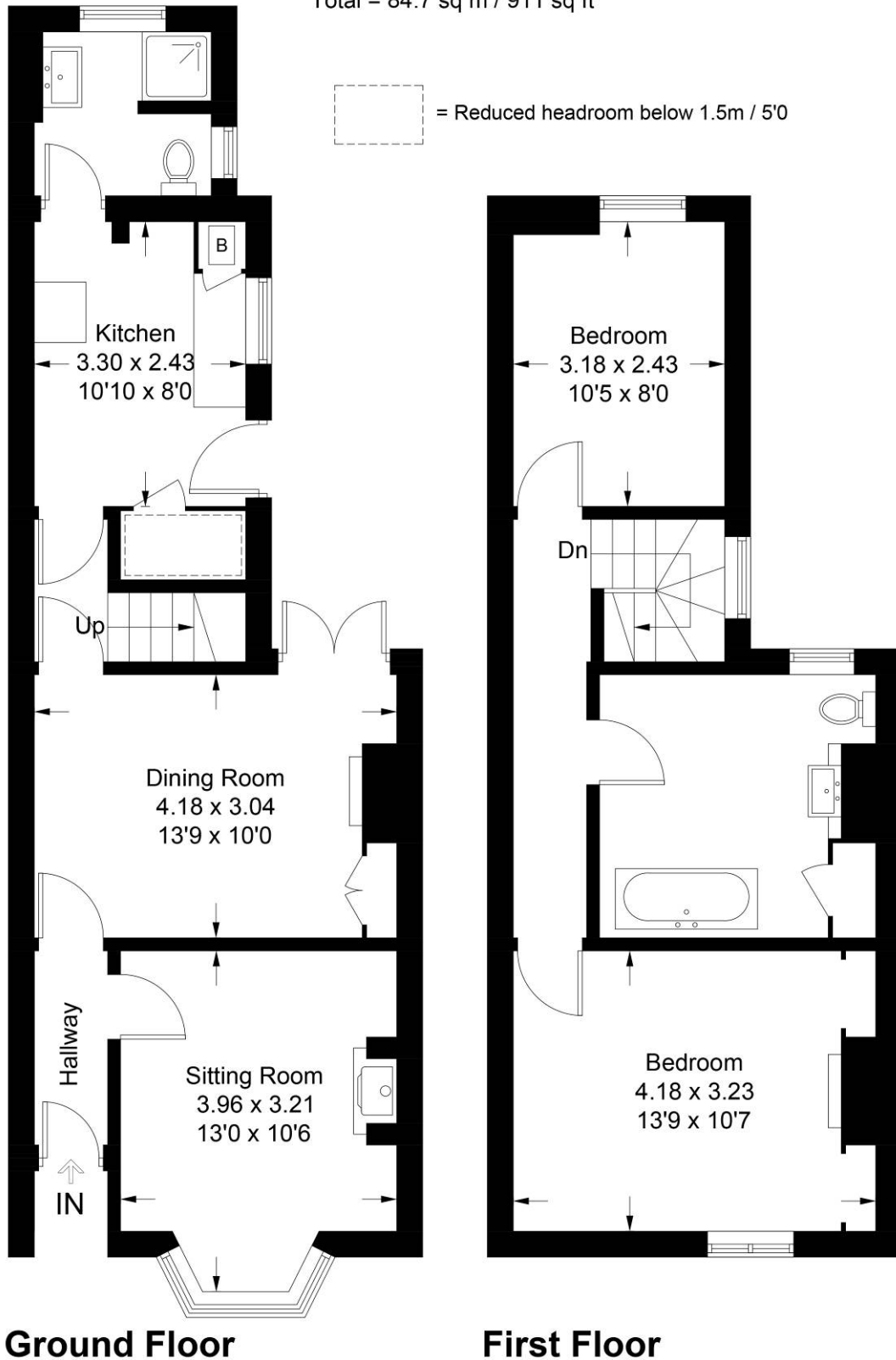


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1099797)