

# LAWRENCE & Co

- of Hythe -

49 High Street, Hythe, Kent CT21 5AD



**155 SEABROOK ROAD  
HYTHE**

**£365,000 Freehold**

**In a sought after location, close to the seafront and the Royal Military Canal, this end of terrace period house offers beautifully presented accommodation. Comprising a sitting room, dining room, fitted kitchen, two double bedrooms & a bathroom. Delightful rear garden. Off-road parking. EPC D**



**155 Seabrook Road  
Seabrook  
Hythe  
CT21 5RB**

**Entrance Hall, Sitting Room, Dining Room, Kitchen,  
Two Bedrooms, Bathroom,  
Pretty Garden to Rear, Parking to Front**

**DESCRIPTION**

This charming period property offers impeccably presented accommodation which is of particularly comfortable proportions with some lovely original features. The accommodation comprises a welcoming entrance hall leading to the sitting room, separate dining room and fitted kitchen. On the first floor there are two double bedrooms and a bathroom (with bath & shower). There is some potential to convert the attic space if extra space is required (subject to obtaining all necessary consents and approvals).

To the front of the house is a generous paved driveway providing off road parking for two vehicles. The rear garden is delightful with a generous stone paved terrace, a central lawn surrounded by pretty planting for year round interest and to the far end is a generous elevated decked terrace. There is also two useful brick-built storage areas, outside toilet, timber framed shed and side access.

**SITUATION**

This well situated property is close to local amenities in Seabrook including a village shop, public house and well thought of Primary School. The beach is a very short walk away and the picturesque Royal Military Canal is moments away. The property is approximately 2½ miles from both the ancient Cinque Ports town of Hythe and the larger town of Folkestone.

Hythe has a selection of independent shops and restaurants, together with 4 supermarkets (including Waitrose, Sainsbury and Aldi), doctors, dentist, etc. There is a monthly 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 and the Leisure Centre at the Hotel Imperial. The trendy village of Sandgate, with its active rowing club, is about a mile distant.

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 & Central and also Ashford Stations. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is only just over 2 miles away and Ashford International Passenger Terminal is only 20 minutes by car. The ferry port of Dover is approximately 12 miles away. (All distances are approximate).



The accommodation comprises:

### **ENTRANCE HALL**

Entered via a timber effect composite door with double glazed fanlight over, staircase to 1st floor with polished timber handrail, block and turned spindles and terminating in a block and turned newel post, access to understairs cupboard, solid oak flooring, radiator.

### **SITTING ROOM**

Attractive cast iron fireplace with decorative tile inserts and provision for open fire on a tiled hearth, double glazed bay window to front with plantation style shutters, coved ceiling, picture rail, solid oak flooring, radiator.

### **DINING ROOM**

Attractive cast iron fireplace, double glazed door overlooking the rear garden, picture rail, solid oak flooring, radiator.

### **KITCHEN/BREAKFAST ROOM**

Well fitted with a range of base cupboard and drawer units incorporating integrated slimline dishwasher, recess and plumbing for washing machine, square edged wood block worksurfaces inset with ceramic one and a half bowl sink with drainer unit and mixer tap, four burner Bosch gas hob with extractor hood above, tiled splashbacks, coordinating wall cupboards, integrated Bosch double oven/grill, access to built-in cupboard, double glazed door to side giving access to the garden.

### **FIRST FLOOR LANDING**

Split level, access to loft space, access to built-in cupboard, doors to:-

### **BEDROOM 1**

Attractive cast iron fireplace, access to built-in cupboard, double glazed window to front ( fitted with plantation style shutters, radiator.

### **BEDROOM 2**

Attractive cast iron fireplace, built in cupboard, double glazed window to rear overlooking the garden, coved ceiling, radiator.

### **BATHROOM**

Attractive cast iron fireplace, freestanding bath with ball and claw feet and mixer tap with handheld shower attachment, tiled shower enclosure with thermostatically controlled rain head shower and separate hand held attachment, low level WC, column radiator, column towel radiator, access to built-in cupboard housing the Worcester Bosch gas boiler, obscure double glazed window to rear.

### **OUTSIDE**

#### **REAR GARDEN**

Directly to the rear of the property is a stone paved terrace leading to an area of artificial lawn backed by borders planted with a variety of shrubs, herbaceous and other plants including buddleia, roses, a fig tree and weigelia amongst others. To the far end of the garden is a raised decked terrace, the perfect environment in which to relax and dine alfresco. Access to two brick built stores (with power and light), access to outside toilet. Timber framed shed. Gate to side access.

### **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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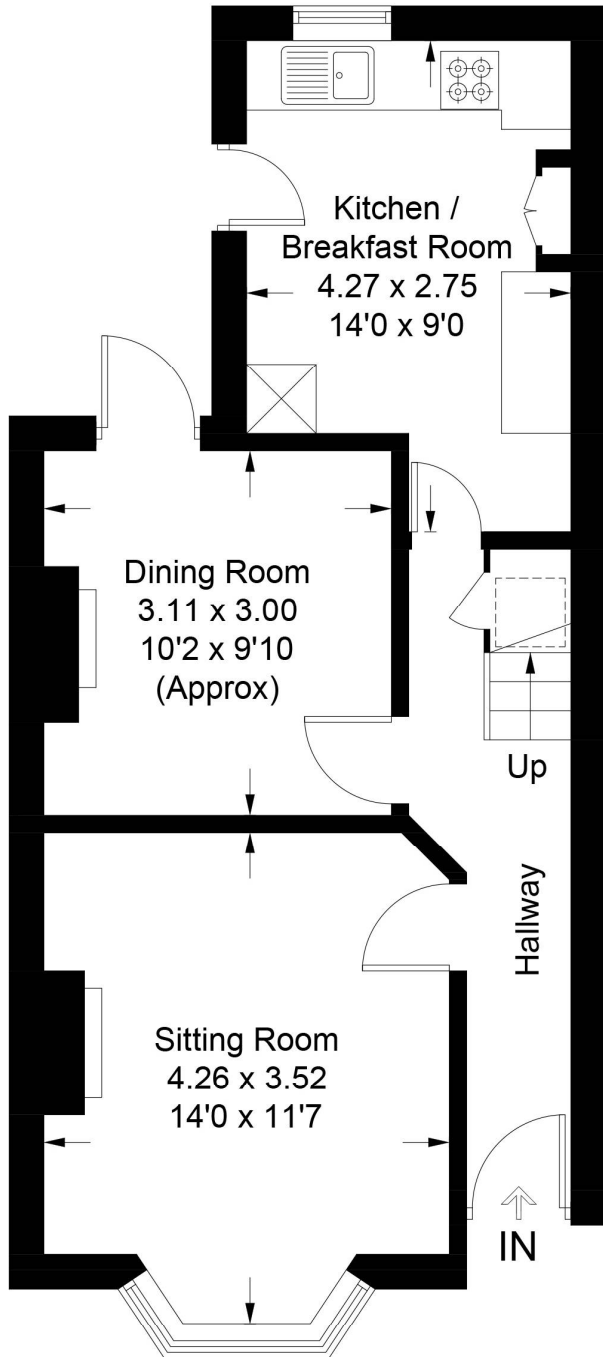


# Seabrook Road, Hythe, CT21

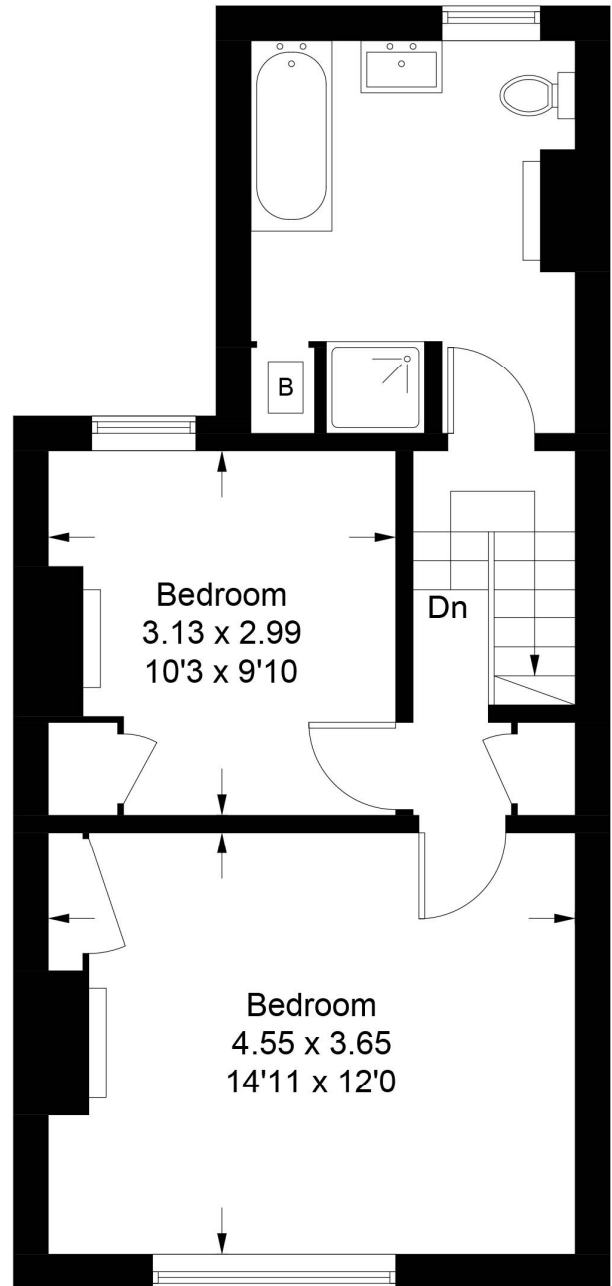
Approximate Gross Internal Area  
Ground Floor = 42.3 sq m / 455 sq ft  
First Floor = 41.6 sq m / 448 sq ft  
Total = 83.9 sq m / 903 sq ft



= Reduced headroom below 1.5m / 5'0



## Ground Floor



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1112260)