



49 High Street, Hythe, Kent CT21 5AD



48 HIGH RIDGE SEABROOK, HYTHE

£375,000 Freehold

In a desirable location from where it commands far reaching views of the sea, this semi-detached house offers spacious accommodation. Comprising a sitting room, kitchen, dining room, conservatory, bathroom, 3 bedrooms (one with en-suite) and a cloakroom. Delightful garden and off-road parking. EPC D.



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**48 High Ridge
Seabrook
CT21 5TF**

**Entrance Hall, Sitting room, Dining Room open plan to Study Area,
Kitchen, Conservatory, Bathroom,
Three Double Bedrooms (one with en-suite), Cloakroom,
Gardens to Front & Rear, Off-Road Parking**

DESCRIPTION

This semi-detached house is well situated in an elevated position from where it commands far reaching views of of the sea. The property has been thoughtfully extended and offers generous living spaces including a sitting room, dining room opening on to the conservatory, fitted kitchen and bathroom. On the first floor are three further double bedrooms (the principal with a Juliet balcony and en-suite shower room) and a cloakroom.

The delightful gardens are a particularly attractive feature of the property and incorporate a pleasant terrace and a greenhouse. There is a driveway to the front of the property providing off-road parking.

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 ferry port of Dover is approximately 11 miles away. (All distances are approximate).



The accommodation comprises:

ENTRANCE HALL

Access to shelved storage cupboard, tiled floor, radiator, archway through to:-

KITCHEN

Fitted with a range of base cupboards and drawer units incorporating recess and plumbing for dishwasher and washing machine, space for freestanding electric cooker, worksurface inset with stainless steel sink and drainer unit with mixer tap, tiled splashbacks, coordinating wall cupboards, (incorporating an extractor fan over the cooker), integrated fridge and freezer, coved ceiling, double glazed window to front, tiled floor, radiator.

SITTING ROOM

Access to under stairs storage cupboard, attractive timber fireplace surround inset with gas fire, staircase to first floor, double glazed window to rear overlooking the garden and enjoying views towards the sea, timber effect flooring, radiator.

DINING ROOM

Staircase to 1st floor, radiator, timber effect flooring, pair of double glazed casement doors giving access to the conservatory and enjoying views towards the sea, open through to **study area** double glazed window to front, timber effect flooring, radiator.

CONSERVATORY

Of UPVC construction above a brick-built base under a polycarbonate roof, double glazed

casement doors to front and to side giving access to the garden and enjoying views towards the sea.

BATHROOM

Panelled bath with central mixer tap and Triton electric shower over, low-level WC, pedestal wash basin, localised tiling, extractor fan, heated ladder towel rail, shaver point.

FIRST FLOOR LANDING

Access to loft space, doors to:-

BEDROOM 1

Double glazed casement doors opening onto Juliet balcony with views of the sea, timber effect flooring, two radiators, double glazed window to rear, door to:-

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled rainhead shower and separate handheld attachment, pedestal wash basin, timber effect flooring, heated towel rail, extractor fan.

BEDROOM 2

Double glazed window to rear with views of the sea, radiator.

BEDROOM 3

Double glazed window to front, radiator.

CLOAKROOM

Low-level WC, wall hung wash basin, part tiled walls, timber effect flooring, extractor fan.

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OUTSIDE

FRONT GARDEN

To the front of the house is a block paved driveway providing off-road parking for a single vehicle at street level. Alongside this a flight of steps lead down to the front door and to the right hand side of the steps is an area of lawn with a central magnolia grandiflora and surrounded by a border stocked with a variety of shrubs, herbaceous and other plants. Side access can be gained to the:

REAR GARDEN

Steps lead from the conservatory down to a paved terrace adjoining which is an aluminium framed greenhouse. From the

terrace a couple of steps lead down to the remainder of the garden which is laid extensively to lawn with various specimen trees including a corkscrew willow and sweet cherry amongst others. There are also a variety of mature shrubs and other plants including ceanothus, choisya and a pieris.

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.**



Highridge, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 82.0 sq m / 883 sq ft
First Floor = 65.0 sq m / 700 sq ft
Total = 147.0 sq m / 1583 sq ft

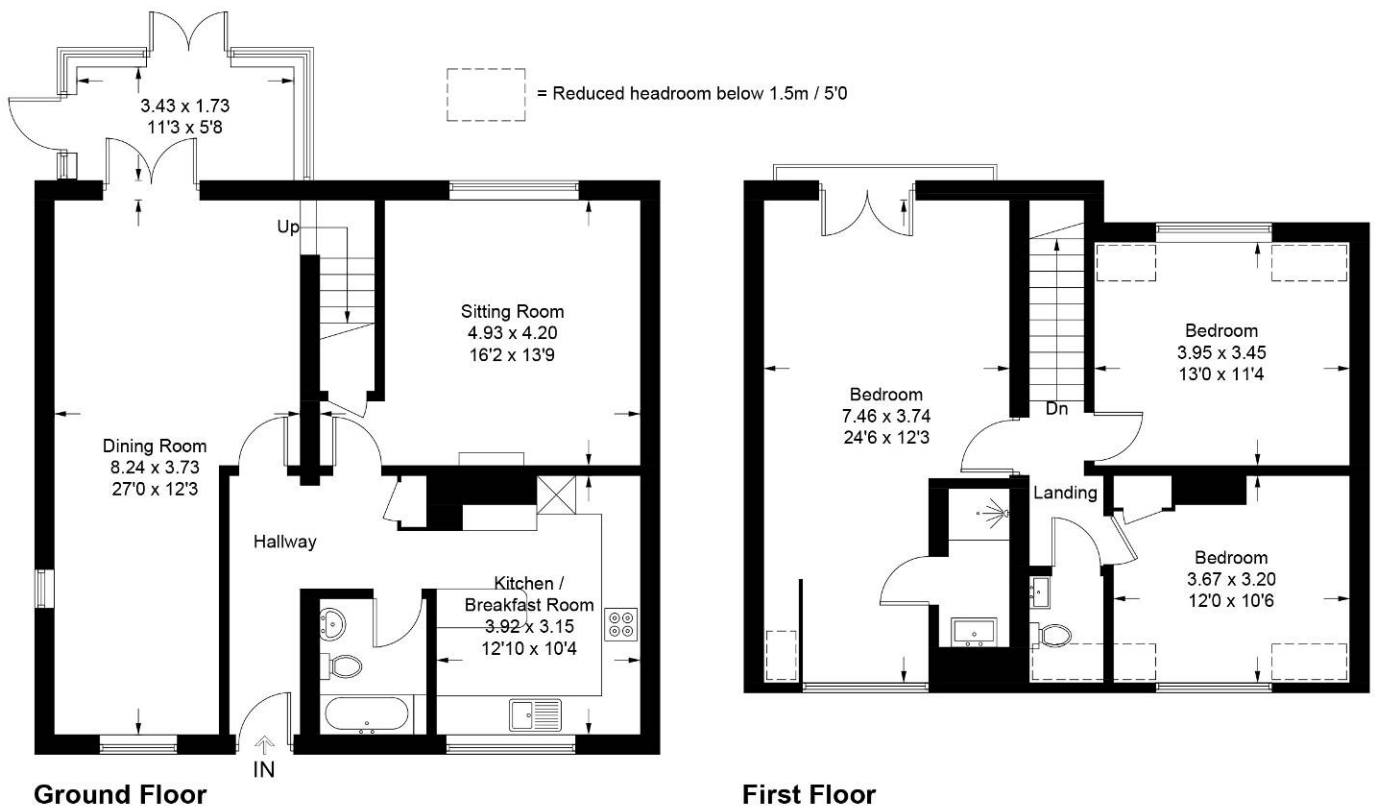


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