



49 High Street, Hythe, Kent CT21 5AD



7 QUARRY WALK SEABROOK

£275,000 Freehold
NO ONWARD CHAIN

This semi-detached chalet house is situated in a sought after location. Now requiring general updating, it has the potential to provide a particularly comfortable home. Comprising an entrance hall, sitting room, kitchen, shower room & two double bedrooms. Garden, off-road parking. EPC E.



**7 QUARRY WALK
SEABROOK
CT21 5TW**

**Entrance Hall, Sitting Room, Kitchen, Shower Room,
Two Double Bedrooms
Garden, Off-Road Parking**

DESCRIPTION

This well proportioned semi-detached chalet house is situated on a peaceful cul-de-sac in an elevated position from where it enjoys some lovely views towards the sea. The property would now benefit from general updating and improvement. However, with scope to extend the already comfortable accommodation, it presents an opportunity for prospective purchasers to acquire a home which they can tailor to suit their own tastes and requirements (subject to all necessary consents and approvals being obtained).

The accommodation comprises an entrance porch, entrance hall, sitting room, kitchen/breakfast room and a shower room. The first floor comprises two double bedrooms.

The property benefits from a driveway providing off-road parking and gardens to front and rear.

SITUATION

Quarry Walk is a desirable and peaceful cul-de-sac 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 PORCH

Entered via double glazed door, windows to either side and door to:-

ENTRANCE HALL

Access to cloaks cupboard, doors to:-

SITTING ROOM

Tiled fireplace surround inset with gas fire, double glazed window to front, staircase to 1st floor, two radiators.

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine, work surface inset with stainless steel sink and drainer unit with mixer tap, for burner gas hob with extractor hood above, tiled splashbacks, coordinating wall cupboards, integrated electric oven, floor standing Baxi gas boiler, radiator, double glazed door and double glazed window to rear.

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low-level WC with concealed cistern, wash basin set into worksurface with mixer tap and cupboards below, obscure double glazed window to side, part tiled walls, radiator.

FIRST FLOOR LANDING

Access to loft space, doors to:-

BEDROOM 1

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

BEDROOM 2

Access to built-in storage cupboard and airing cupboard housing factory light hot water cylinder, double glaze window to rear overlooking the garden, radiator.

OUTSIDE

REAR GARDEN

The garden to the rear of the property is well enclosed by a combination of close boarded timber panelled fencing and mature evergreen hedging. Steps lead up to the garden which is laid extensively to lawn with various specimen shrubs and trees. Storage shed.

FRONT GARDEN

Directly to the front of the property is a driveway providing off-road parking. The remainder of the garden is mainly laid to lawn and set behind a low brick built wall.

EPC Rating E

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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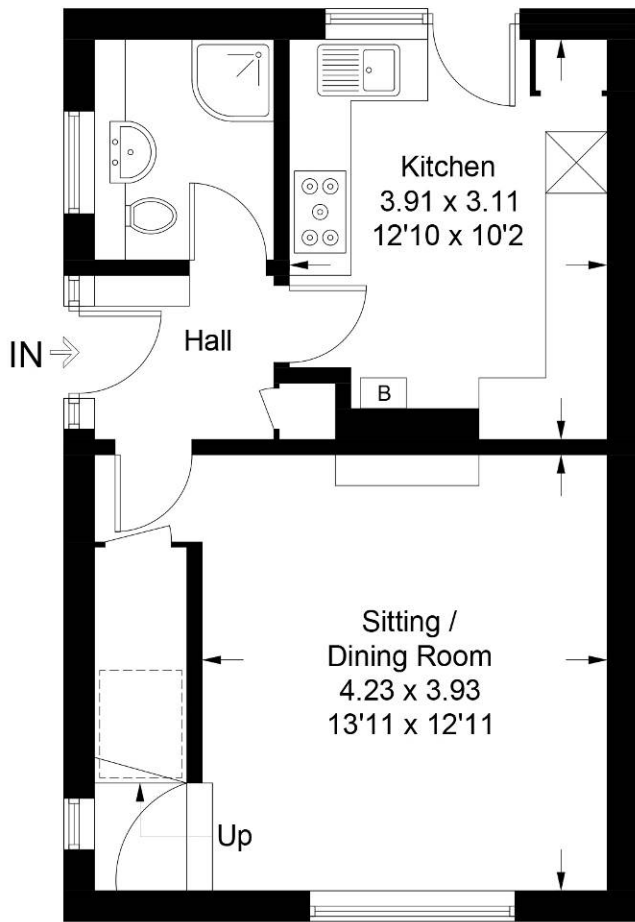




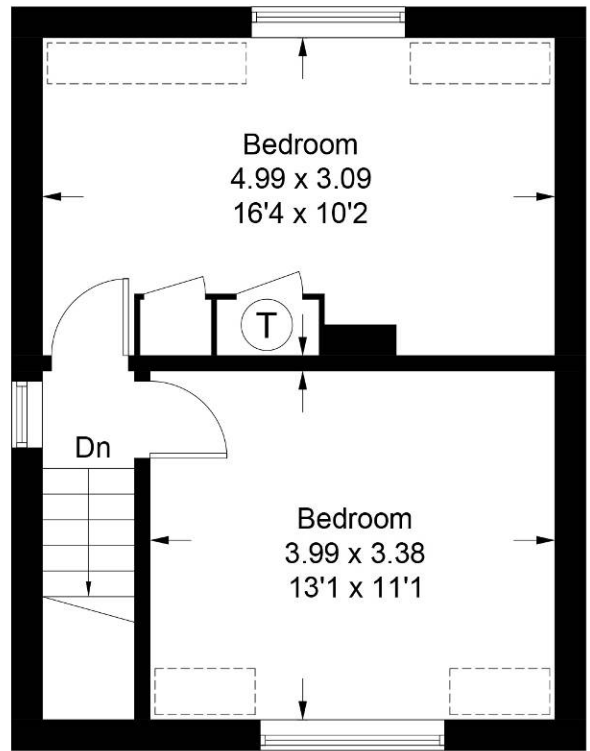
Quarry Walk, Hythe, CT21

Approximate Gross Internal Area = 75.0 sq m / 807 sq ft

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1163385)