

Seabrook Road

Hythe CT21 5RA

- Mid Terrace Property
- Walking Distance Of Seafront & Canal
- Bathroom With Bath & Separate Shower
- Modern Fitted Kitchen
- Rear Courtyard Garden
- Well Presented Throughout
- Two Double Bedrooms
- Living & Dining Rooms
- Sea Views From Top Bedroom
- Close To Amenities & Primary School

Price Guide £250,000-£279,950 Freehold













**** GUIDE PRICE £250,000 - £260,000***

Mapps Estates are delighted to bring to the market this well presented two bedroom mid-terrace period property located within level waking distance of the Royal Military Canal and seafront. The well-proportioned accommodation comprises a reception hall, living room with feature fireplace, separate dining room and a modern fitted kitchen to the ground floor, a bathroom with bath and separate shower cubicle and a double bedroom to the first floor, and a double bedroom with fitted wardrobes and sea views to the top floor. Also enjoying a south-facing rear courtyard garden, an early viewing comes highly recommended.

Located in the popular area of Seabrook, conveniently located for easy access into Folkestone and Hythe, and within a short walk of the Royal Military Canal and and seafront; Seabrook also has a service station and convenience store. The M20 Motorway, Channel Tunnel Terminal and ports of Dover are easily accessed by car. High speed rail services are available from Folkestone West approximately ten minutes' drive away, giving fast services to London, St. Pancras in just over fifty minutes. There is a Tesco store at the top of Horn Street, while the pretty Cinque Port Town of Hythe is approximately five minutes' drive away and offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. The historic Royal Military Canal runs from Seabrook through to Hythe, and offers pleasant walks, cycle rides and water activities. Primary schooling is within walking distance, and secondary schooling is available in Folkestone including both boys' and girls' grammar schools.

Ground Floor:

Front Porch
Recessed arched front porch with light over, composite front door with inset frosted double glazed panels, opening to reception hall.

Reception Hall 11'2 x 2'11 (max)
With wood effect laminate flooring, heating thermostat, understairs store cupboard housing consumer unit and electric meter, radiator, door to dining room.

Dining Room 11' x 9'11
With rear aspect UPVC double glazed French doors opening to courtyard garden, wood effect laminate flooring, open staircase to first floor, coved ceiling, radiator, open doorways to kitchen and living room.

Living Room 10'7 x 10'3
With front aspect UPVC double glazed window, feature fireplace, two wall lights, wood effect laminate flooring, coved ceiling, radiator.

Kitchen 11'6 x 6'6
With rear and side aspect UPVC double glazed windows looking onto courtyard garden, UPVC double glazed back door to courtyard garden, range of painted grey store cupboards, display cabinets and drawers, rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainer with mixer tap over, four ring electric hob with extractor over and electric oven under, space for fridge/freezer, space and plumbing for washing machine, tile effect laminate flooring, recessed downlighters, coved ceiling, radiator.

First Floor:

Landing
With front aspect UPVC double glazed window, stairs to top floor, understairs store cupboards, radiator.

Bedroom 10'4 x 8'3
With front aspect UPVC double glazed window, coved ceiling, radiator.

Bathroom 9'10 x 8'9
With UPVC frosted double glazed window, panelled bath with mixer tap and shower attachment over, large separate shower cubicle with Mira shower and aquaboard panelling, pedestal wash hand basin, WC, extractor fan, tile effect vinyl flooring, built-in shelved linen cupboard, coved ceiling, chrome effect heated towel rail, store cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler and concealed fireplace, part-tiled walls.

Top Floor:

Landing
Small landing with door to bedroom.

Bedroom 13'9 x 8'7
With rear aspect UPVC double glazed dormer window with sea views, recessed built-in double wardrobe, eaves access, radiator.

Outside:
The property enjoys a rear south-facing courtyard garden with paved patio areas, a decked sun terrace, an outside tap, wall light, water butt and a back gate to a shared alleyway.

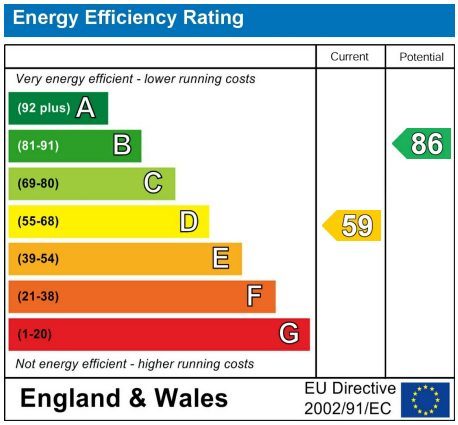


Local Authority Folkestone & Hythe District Council
Council Tax Band B
EPC Rating D









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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.