

## Seabrook Road, Hythe

- LARGE DETACHED FAMILY HOME
- LOVELY FITTED KITCHEN - SEPARATE DINING ROOM
- CONSERVATORY
- CLOSE TO SEASIDE AND BEACH
- FREEHOLD Council Tax Band: E

- SIX BEDROOMS - TWO BATHROOMS
- LARGE FAMILY ROOM
- DOUBLE GLAZING - GAS CENTRAL HEATING
- PARKING - GARAGE - REAR GARDEN SPACE

**Guide Price £500,000**

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# Seabrook Road, Hythe

## DESCRIPTION

GUIDE PRICE £500,000-£535,000 Hunters are please to offer this large family home. Located close to the seaside and beach and within easy reach of Hythe town centre. The living space is presented to a very good standard and offer an excellent opportunity for a growing family. There are six bedrooms within the property. The ground floor has a large family sitting room, with wooden flooring, double glazed windows to front and rear. There is a lovely fitted kitchen with integrated appliances, mobile island for extra working space. Access into a separate dining room. The ground floor also offers a very modern wet room, a separate utility room and wc. Double glazed conservatory. Double size bedroom five.

Upper floor landing leads off to five further bedrooms. Large master bedroom having en-suite. A separate family bathroom completes the living space. The property benefits from upvc double glazing and gas central heating. The front elevation has off road parking for several vehicles and access into a single size garage. Wall enclosed garden space with wrought iron gate and railing. The rear garden is court yard style, however the current vendors have created a pleasant playing area and seating area with bistro style seating. Access to and from the front elevation.

Hythe town offers stores, Waitrose, Aldi and Sainsbury's, as well as a host of coffee and tea shops, bars and restaurants. Recreational activities and sports clubs as well as several nearby golf courses. Popular Schools in Hythe and Folkestone plus local attractions, seaside and beach, pleasant walks and picnics along the Royal Military Canal. Visit the famous Romney Hythe and Dymchurch Steam railway. Folkestone West main line railway station is approximately 15 minutes away by car and offers fast services to London, St Pancras in just over approximately 50 minutes. The M20 motorway, Channel Tunnel terminal and Port of Dover are also easily accessed by car.

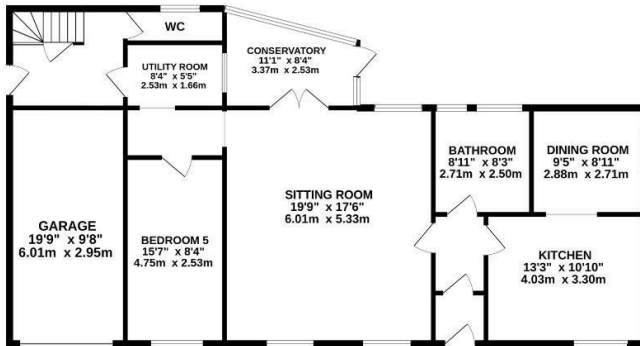




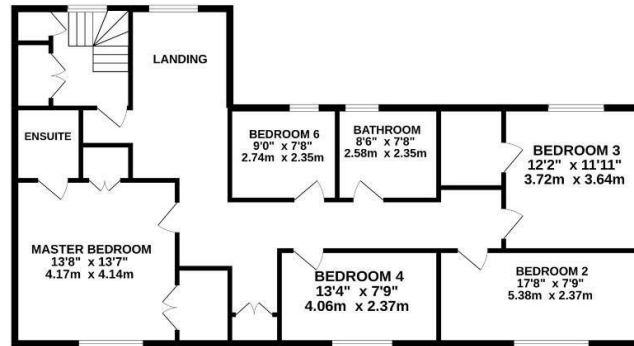




GROUND FLOOR



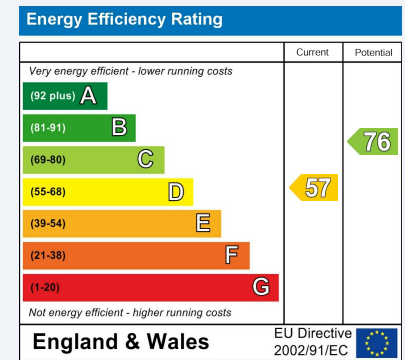
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## Viewing

Please contact our Hunters Hythe Office on 01303 261557 if you wish to arrange a viewing appointment for this property or require further information.

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