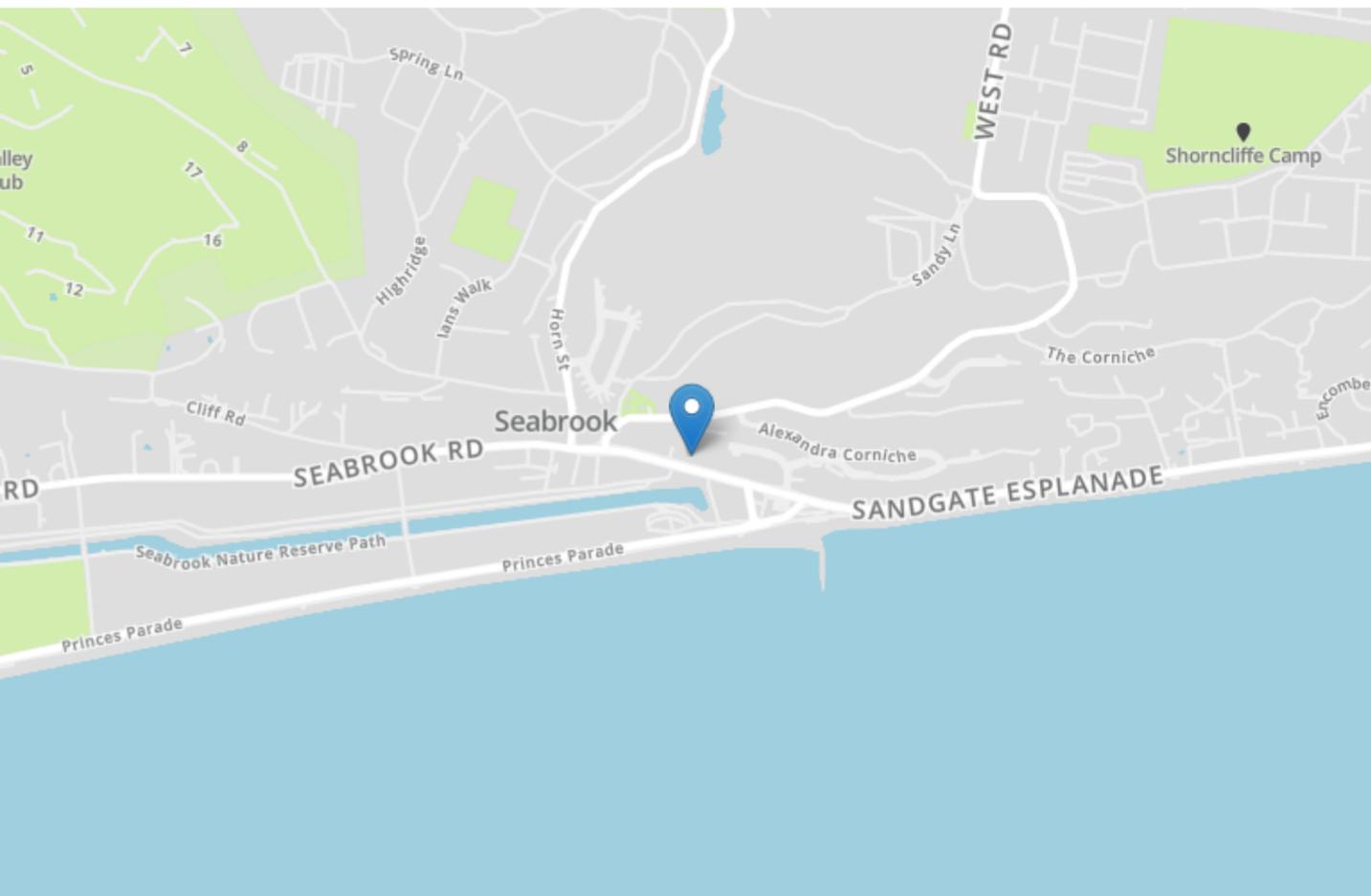


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	89
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



201 Seabrook Road

Hythe
CT21 5RS

£325,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Nestled just a stone's throw from the pristine shores of Sandgate Beach, this stunning three-bedroom end-of-terrace home perfectly combines seaside charm with modern comfort. Boasting a versatile layout, the property features a bright and inviting lounge, a contemporary kitchen/dining room ideal for entertaining. Upstairs provides three well-proportioned bedrooms. The stylish family shower room complements the home's thoughtful design, while the rear garden offers a private outdoor retreat. Practicality is seamlessly integrated with off-road parking and a garage with direct access to the garden, providing both convenience and security. Whether enjoying tranquil walks along the coast or entertaining guests in the elegant interiors, 201 Seabrook Road presents a rare opportunity to experience the ultimate in coastal living in Hythe, Kent.



Porch

Lounge

16' 1" x 13' 6" (4.90m x 4.11m)

Kitchen/Dining Room

16' 0" x 13' 5" (4.88m x 4.09m)

First Floor Landing

Bedroom One

13' 6" x 10' 8" (4.11m x 3.25m)

Bedroom Two

10' 8" x 10' 3" (3.25m x 3.12m)

Bedroom Three

10' 11" x 7' 4" (3.33m x 2.24m)

Shower Room

7' 3" x 7' 2" (2.21m x 2.18m)

Rear Garden

Off Road Parking

Garage

15' 9" x 8' 2" (4.80m x 2.49m)



Total area: approx. 97.5 sq. metres (1049.3 sq. feet)

