

248 Seabrook Road, Hythe, Kent, CT21 5RQ

**Guide Price
£365,000**

EPC RATING: D

**No
Forward
Chain**

A unique and spacious three/four bedroom period house situated in Seabrook close the seafront and town of Hythe. Comprising; living room, dining room, kitchen/breakfast room, three bedrooms, en suite, bathroom and bedroom four/attic room. Outside: side access, enclosed courtyard garden and rear access from allocated parking space. Gas central heating and UPVC double glazing. No forward chain. EPC RATING = D



Situation

The property is situated in Seabrook close to the seafront and conveniently located for the M20 Motorway, Channel Tunnel Terminal and ports of Folkestone and Dover, which are all easily accessed by car. High speed rail services are available from Folkestone West approximately ten minutes' drive away, giving fast services to St. Pancras, London 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 less than a ten minute 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 and cycle rides. The seafront is also only short, walk, cycle or drive away. Primary schooling is within five minutes' walk and secondary schooling is available in Folkestone including both boys' and girls' grammar schools.

The accommodation comprises

First floor

Front/side entrance courtyard with door to:

Living room

17' 6" x 12' 11" (5.33m x 3.94m)

Inner hall with stairs to first floor



Dining room

13' 7" x 10' 7" (4.14m x 3.23m)

Kitchen/breakfast room

17' 10" x 9' 5" (5.44m x 2.87m)

First floor

Landing

Bedroom one

17' 6" x 12' 10" (5.33m x 3.91m)

En suite shower room

Bedroom two

12' 0" x 11' 2" (3.66m x 3.40m)

Bedroom three

9' 11" x 8' 5" (3.02m x 2.57m)

Bathroom

Second floor

Bedroom four/attic room

14' 5" x 9' 10" (4.39m x 3.00m)

Outside

Rear courtyard to side and rear

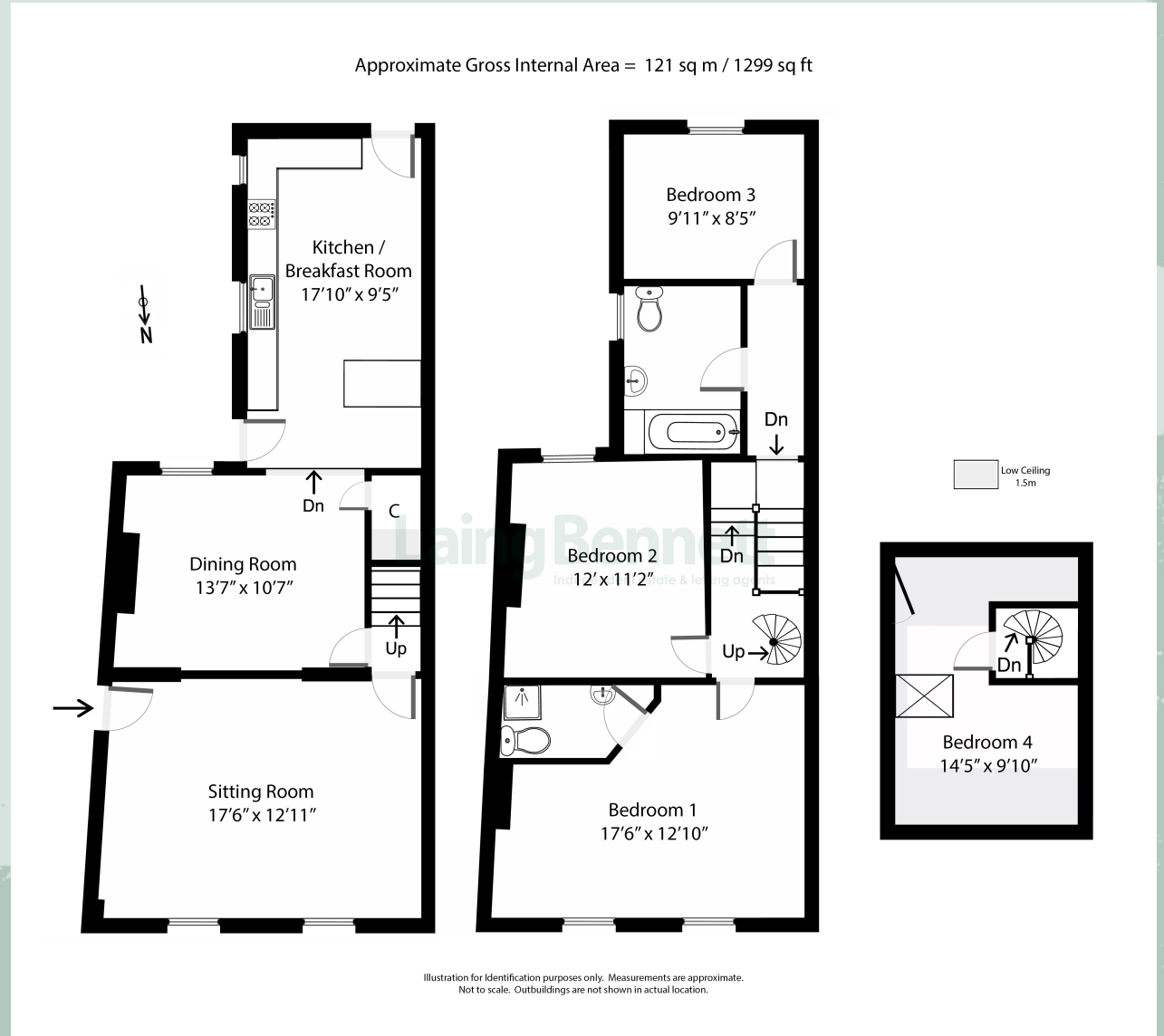
One parking bay to rear

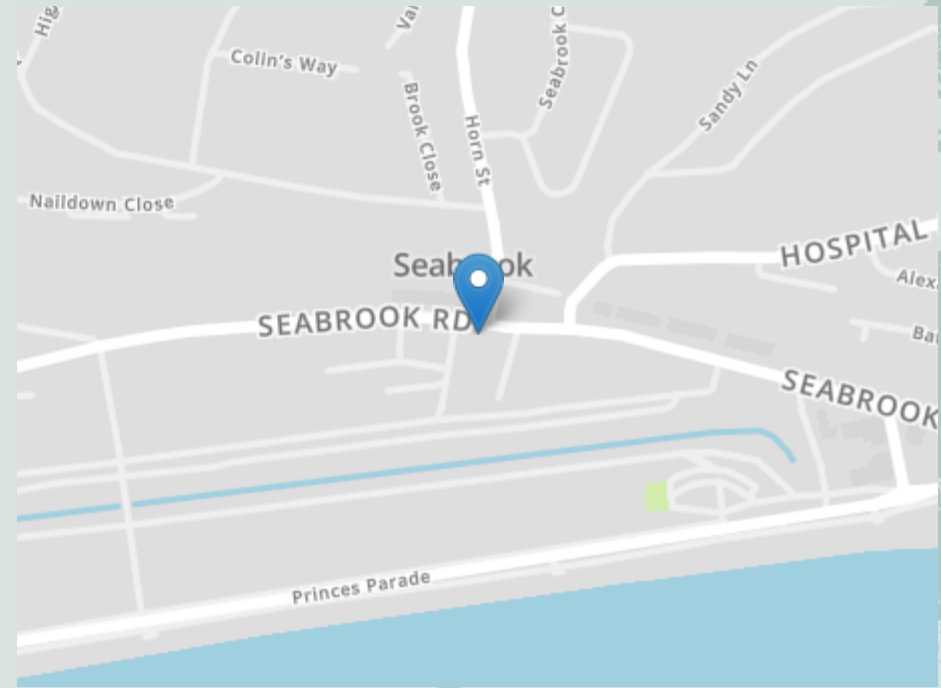
Council Tax Band

Folkestone & Hythe - Band A

Heating

Gas





Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

www.laingbennett.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		83
(69 to 80)	C		
(55 to 68)	D	65	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



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