











A charming period home which offers spacious and characterful accommodation. On the ground floor, you'll find a welcoming sitting room with a deep bay window and an impressive log burner, perfect for cosy evenings. There's also a separate dining room, kitchen and a convenient shower room/WC. Upstairs, the property boasts two generously sized double bedrooms and a stunning large bathroom complete with a luxurious roll top bath, ideal for relaxing after a long day. Externally, the home features a well-enclosed rear garden and a generously sized front garden. The front outlook is particularly special, offering 'picture perfect' views over the tranquil Seabrook stream, which joins the Royal Military Canal and enjoys scenic canal-side walks and cycle paths right on your doorstep. EPC Rating: D



**Guide Price £308,000**

**Tenure** Freehold

**Property Type** Terraced House

**Receptions** 2

**Bedrooms** 2

**Bathrooms** 2

**Heating** Gas

**EPC Rating** D

**Council Tax** Band B

Folkestone And Hythe District Council

**Situation**

The property is situated in the heart of Seabrook in a tucked away position close to the seafront and the Royal Military Canal. The bustling Cinque Port of Hythe is situated approximately 1.2 miles to the West which offers amenities including; Waitrose, Sainsbury's and Aldi, a wide variety of independent shops and larger retailers, doctors surgeries and dentists, swimming pool and leisure facilities, sports grounds and clubs and public houses and restaurants. The Port town of Folkestone is approximately 3 miles to the East and is the home of 'The Creative Quarter' which boasts a thriving collection of Artist's studios and creative businesses, as well as a wide range of amenities such as Shopping centre, Supermarkets, independent shops, restaurants and leisure facilities, Folkestone benefits from the recently restored Harbour Arm which has become a food, drink and entertainment destination for the town and its visitors. There is a mainline railway station at Folkestone (Approx 3.3 miles) with the High-Speed service to London (Approx. journey time of 53 minutes). Channel Tunnel terminal is (Approx. 3.4 miles) The M20 connection to the motorway network is (Approx. 3.8 miles.



**The accommodation comprises**

**Ground floor**

**Covered entrance**

**Entrance hall**

**Sitting room**

13' 1" x 10' 7" (3.99m x 3.23m)

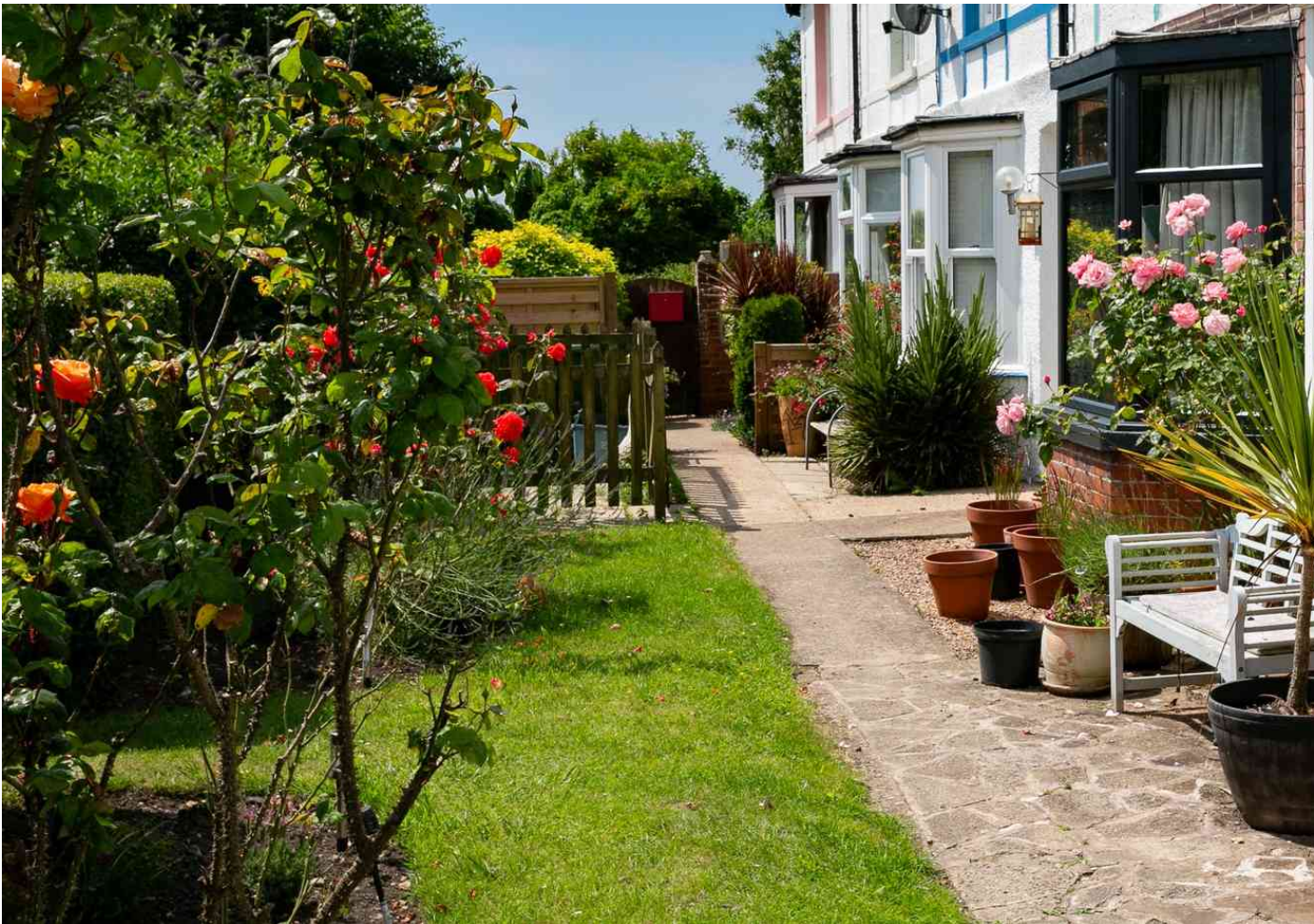
**Dining room**

13' 9" x 9' 11" (4.19m x 3.02m)

**Inner hallway**







### Kitchen

10' 10" x 8' 0" (3.30m x 2.44m)

### Shower room/WC

### First floor

### Landing

### Bedroom one

13' 9" x 10' 7" (4.19m x 3.23m)

### Bathroom

### Bedroom two

10' 5" x 7' 11" (3.17m x 2.41m)

### Outside

### Garden

The rear garden is well enclosed being laid to lawn with a sun terrace. The good size front garden is laid to lawn and has the most delightful outlook overlooking the Seabrook stream

### Potential for extending

The property currently benefits from approved plans for the erection of a single storey extension to the rear and the conversion of the attic space to provide a third bedroom with en-suite shower room under application number 22/0807/FH (plans available to view on Folkestone & Hythe District Council's planning portal).













Approximate Gross Internal Area = 83 sq m / 892 sq ft

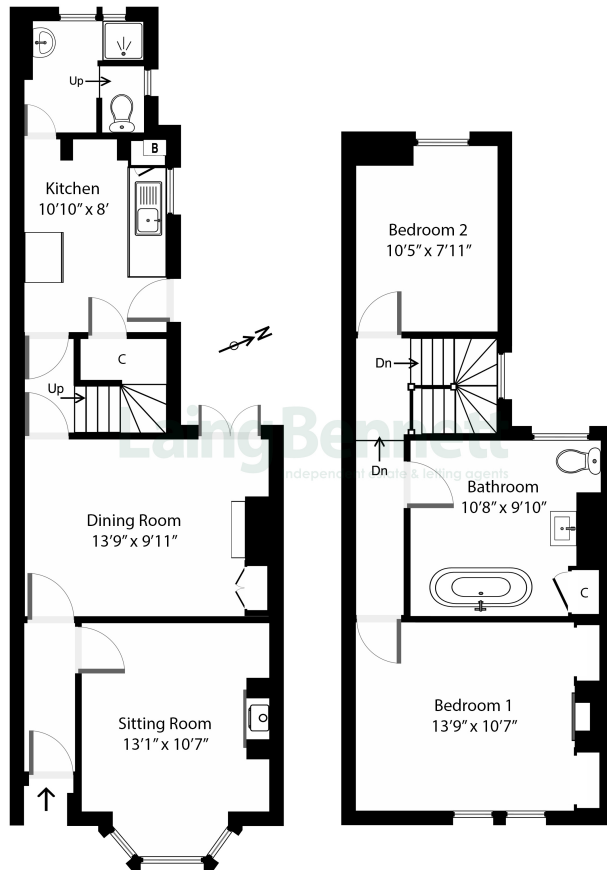
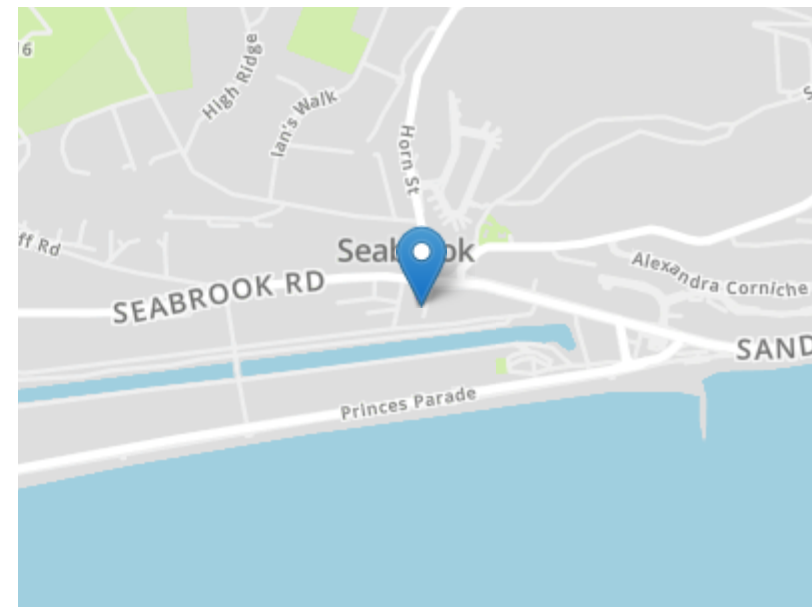


Illustration for identification purposes only. Measurements are approximate. Not to scale. Outbuildings are not shown in actual location.



Need to book a viewing?

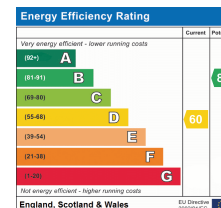
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