



## Seabrook Road, Hythe

Guide Price £575,000



**ANDREW & CO**  
ESTATE AGENTS



## 166 Seabrook Road

Hythe

Rarely available large 5-bed semi-detached period house in popular Hythe, offering stunning sea views. Features bright Kitchen/Dining area, Lounge with fireplace, original features and spacious Bedrooms. Beautiful rear garden with access to Royal Military Canal and beach. A coastal haven.

Council Tax band: D

Tenure: Freehold

- GUIDE PRICE £575,000 - £600,000
- LARGE PERIOD 5 BEDROOM SEMI-DETACHED HOUSE
- IMPRESSIVE LARGE KITCHEN/DINING AREA
- LARGE SUNNY REAR SOUTH FACING GARDEN WITH DIRECT ACCESS TO HYTHE CANAL AND PRINCES PARADE
- STUNNING SEA VIEWS TO THE REAR
- MINUTES FROM SEABROOK BEACH
- TRANSPORT LINKS, SHOPS AND AMENITIES NEARBY
- SHORT FORWARD CHAIN

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### ENTRANCE HALL

27' 8" x 5' 5" (8.44m x 1.65m)

Beautiful original stained glass window above wooden glazed front door. Exposed original wooden floorboards, original coving, dado and door frames. Radiator and stairs to first floor landing. Door to:-

### LOUNGE

14' 11" x 13' 5" (4.55m x 4.09m)

UPVC double glazed bay window to the front of the property with plantation shutters and original wooden floorboards. Beautiful original working fireplace with marble surround. Radiator, original coving and picture rail.

### SECOND LOUNGE/SNUG

12' 6" x 11' 2" (3.81m x 3.40m)

Two UPVC double glazed frosted windows to the side of the property with original wooden exposed floorboards. Original coving, picture rail and radiator.

### HALLWAY

5' 3" x 3' 8" (1.61m x 1.13m)

Coat and shoe store area with tiled flooring. Door to:-

### DOWNSTAIRS CLOAKROOM / W/C

4' 2" x 3' 8" (1.26m x 1.11m)

Internal room with tiled flooring, close coupled w/c, heated towel rail and vanity unit with sink.

### KITCHEN/DINER

22' 2" x 17' 0" (6.75m x 5.19m)

Lovely extended Kitchen/Diner with beautiful mosaic tiles. To the rear there are bi-fold doors across the back of the property looking out to the rear garden and Sky Light/Velux windows. Beautiful bespoke kitchen with Range Style cooker, tiled splashback and solid wooden work tops. Kitchen has a lovely centre island area with plumbing, ceramic sink with storage underneath and integrated dishwasher. Plenty of storage with area for American style Fridge-Freezer, separate large pantry cupboard with electric supply and light. Door to:-



### UTILITY ROOM

7' 9" x 9' 0" (2.36m x 2.75m)

Utility room has a thermostatic shower with tiled walls which is perfect for pets following walks along the Hythe Canal. UPVC double glazed door to the side of the property, tiled flooring, matching wall and base units, double Belfast Style sink, space for tumble dryer and washing machine.

### FIRST FLOOR SPLIT-LEVEL LANDING

19' 0" x 5' 3" (5.79m x 1.59m)

Split over two levels. To the first level:-

### BEDROOM

10' 11" x 9' 11" (3.34m x 3.01m)

UPVC double glazed window to the rear of the property with lovely views out to the large rear garden, carpeted floor coverings, radiator, original fireplace and fire surround.

### BATHROOM

8' 4" x 6' 0" (2.53m x 1.82m)

UPVC double glazed frosted window to the side, Bamboo flooring and part tiled walls. Bathroom comprises of free-standing roll top bath with shower above feeding from bath taps, close coupled w/c, pedestal hand basin, heated towel rail and extractor fan.

### FIRST FLOOR SPLIT-LEVEL LANDING

Split over two levels. To the second level:-

### BEDROOM

17' 0" x 14' 8" (5.19m x 4.46m)

UPVC double glazed bay windows to the front with separate UPVC double glazed window to the side of the bay and fitted Roman blinds. Original wooden floorboards painted white, original fireplace and fire surround in marble, coving, skirting boards and radiator. Door to:-



**EN-SUITE TO MAIN BEDROOM**

8' 0" x 3' 10" (2.45m x 1.18m)

Internal room with Bamboo wooden flooring, walk-in Aqualisa shower with fully tiled walls inside, pedestal hand basin, close coupled w/c, large heated towel rail and extractor fan.

**BEDROOM**

8' 6" x 11' 9" (2.59m x 3.58m)

UPVC double glazed window to the rear with fitted Roman blind and beautiful distant sea views. Carpeted floor coverings, original fireplace with fire surround and radiator.

**SECOND FLOOR LANDING**

9' 11" x 5' 1" (3.02m x 1.55m)

Velux window, carpeted floor coverings, two storage cupboards and loft hatch. There is an additional separate storage cupboard on half-landing section.

**BEDROOM**

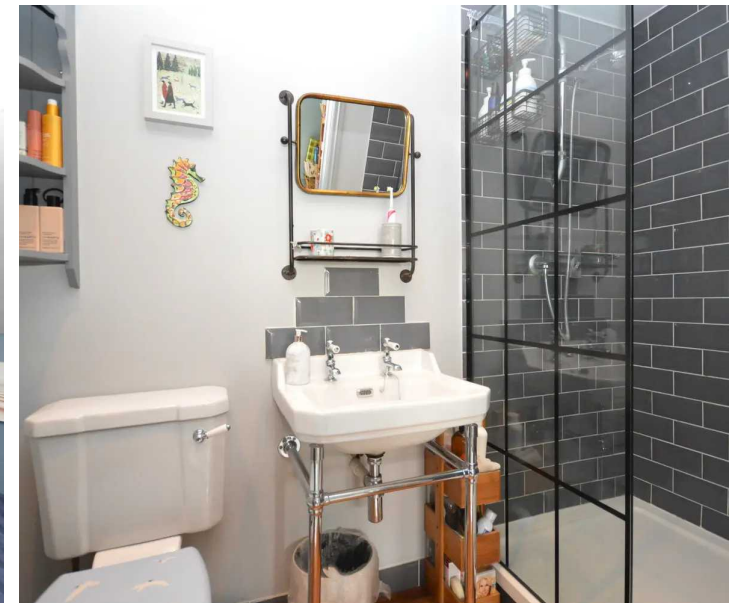
16' 2" x 12' 11" (4.93m x 3.94m)

UPVC double glazed dormer window to front of property, carpeted floor coverings, original fireplace and radiator.

**BEDROOM**

12' 10" x 10' 10" (3.92m x 3.29m)

UPVC double glazed dormer window to the rear of the property with beautiful unrestricted sea views, exposed original floorboards, original feature fireplace and surround and radiator.





## Ground Floor

Approx. 80.0 sq. metres (861.2 sq. feet)



## First Floor

Approx. 58.4 sq. metres (628.4 sq. feet)



## Second Floor

Approx. 35.8 sq. metres (385.0 sq. feet)



Total area: approx. 174.2 sq. metres (1874.7 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission.

Kent Energy Company.  
Plan produced using PlanUp.

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 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.



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