



**Price**  
**£450,000**

**Freehold**

3x  1x  1x 

**Seabrook Gardens,  
Seabrook, Hythe, Kent,  
CT21**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

## Accommodation

### GROUND FLOOR

Porch: 9'1 x 7'2 (2.77m x 2.19m)

Kitchen: 11'10 x 9'9 (3.61m x 2.97m)

Inner Hallway

Lounge: 19'2 (5.85m) narrowing to 18'2 (5.54m) x 11'9 (3.58m)

Conservatory: 18'3 x 9'8 (5.57m x 2.95m)

Bathroom: 8'8 x 4'5 (2.64m x 1.35m)

### FIRST FLOOR

Landing

Bedroom 1: 12'0 x 10'4 (3.66m x 3.15m)

Bedroom 2: 11'10 x 10'2 (3.61m x 3.10m)

Bedroom 3: 12'10 x 7'5 (3.91m x 2.26m)

Cloakroom

### OUTSIDE

Workshop: 8'10 x 7'6 (2.69m x 2.29m)

Office: 13'4 x 10'6 (4.07m x 3.20m)

Off Road Parking

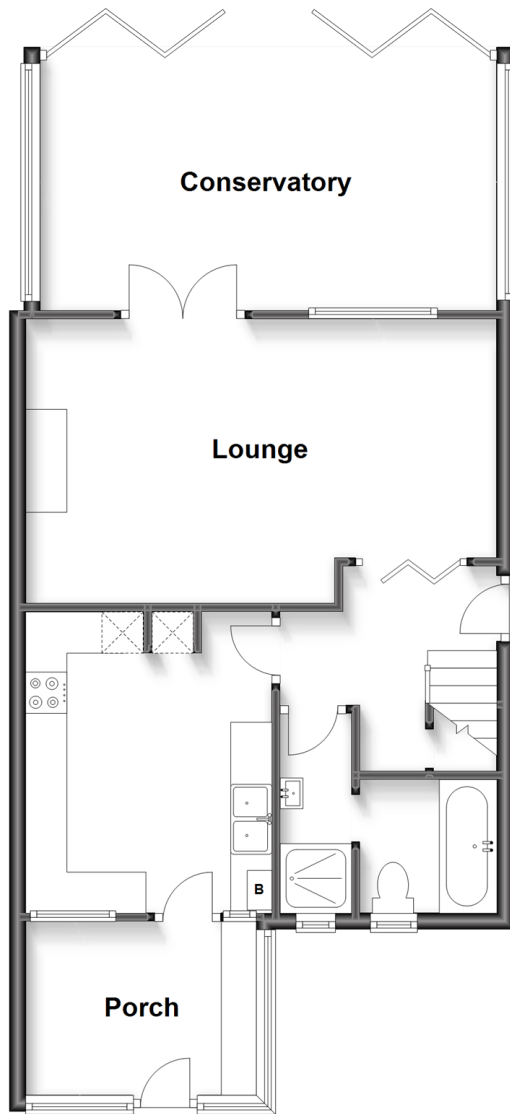
Front & Rear Gardens

Shed: 12'5 x 6'4 (3.79m x 1.93m)

Bin Store

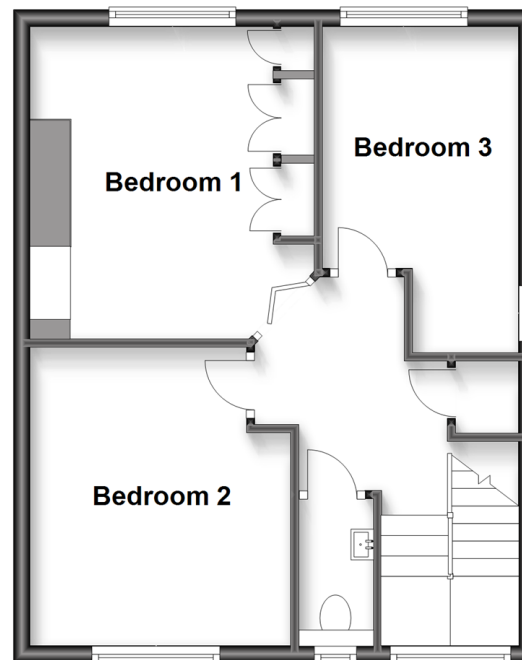
### Ground Floor

Approx. 64.7 sq. metres (696.6 sq. feet)



### First Floor

Approx. 44.7 sq. metres (480.9 sq. feet)







## Main features

- Lovely home with direct access to the canal tow path where you can stroll or cycle into Hythe
- Off road parking for 2 large cars
- 13 solar panels with battery storage which help keep your bills low, boarded loft 12'5 x 12'7
- Large lounge opening to into the stunning conservatory, re-fitted bathroom
- Detached home office and workshop, newly built bespoke shed and bin store



### Nearest Schools

Primary Schools: Seabrook C of E Primary 0.2 miles, Folkestone, St Martin's C of E Primary 1.1 miles

Secondary Schools: The Folkestone School for Girls 1.9 miles, Brockhill Park Performing Arts College 2.7 miles



### Transport Information

Train Stations: Folkestone West High Speed Link 2.6 miles, Folkestone Central 3.0 miles, Sandling 3.0 miles



### Address

Seabrook Gardens, Seabrook, Hythe, Kent, CT21



### Directions

For directions to this property please contact us.





**Wards**  
Helping you move forwards

Call Hythe Branch 01303 267473 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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