



**Price**  
**£525,000**

**Freehold**

4x  2x  2x 

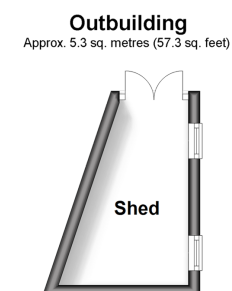
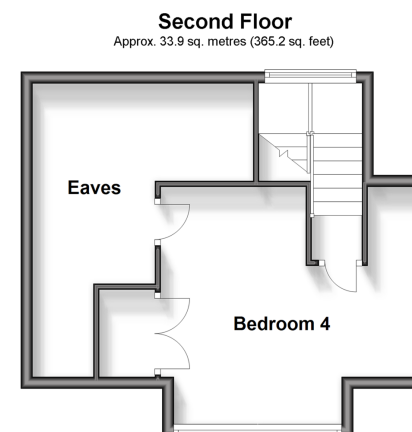
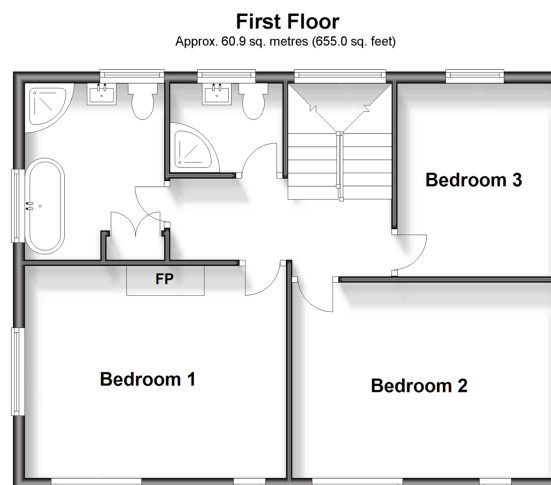
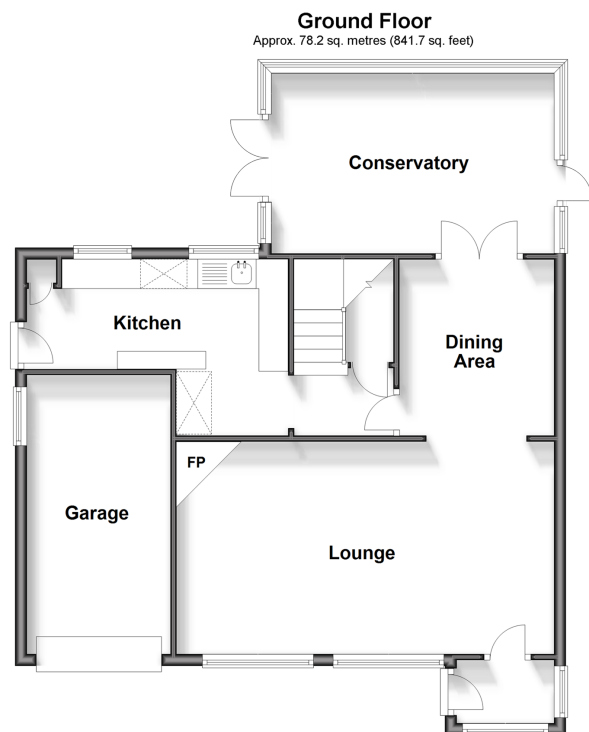
**Ians Walk, Seabrook,  
Kent, CT21**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Accommodation

### GROUND FLOOR

Porch  
Lounge: 21'3 x 11'8 (6.48m x 3.56m)  
Dining Area: 9'8 x 6'7 (2.95m x 2.01m)  
Kitchen: 9'9 (2.97m) narrowing to 6'2 (1.88m) x 7'5 (2.26m)  
Conservatory: 16'5 x 10'4 (5.01m x 3.15m)

### FIRST FLOOR

Landing  
Bedroom 1: 15'2 (4.63m) x 12'1 (3.69m) narrowing to 10'6 (3.20m)  
Bedroom 2: 14'2 x 10'1 (4.32m x 3.08m)  
Bedroom 4: 11'0 x 8'8 (3.36m x 2.64m)  
Bathroom: 9'9 x 7'9 (2.97m x 2.36m)  
Shower Room: 5'3 x 5'1 (1.60m x 1.55m)

### SECOND FLOOR

Landing  
Bedroom 3: 14'10 x 13'5 into dormer (4.52m x 4.09m)  
Eaves

### OUTSIDE

Off Road Parking  
Garage: 15'9 x 7'10 (4.80m x 2.39m)  
Front & Rear Gardens  
Store: 11'4 x 5'6 maximum (3.46m x 1.68m)



## Main features

- Amazing home with fantastic sea views
- Re-fitted kitchen, bathroom and shower room
- Beautiful landscaped gardens with lovely hillside views
- 4 double bedrooms, bathroom and shower room
- Short walk down to the beach and canal
- Short drive to Tesco, M20, Hythe and Folkestone West railway station where you can get the fast train to London



### Nearest Schools

Primary Schools: Seabrook C of E Primary 0.2 miles, Folkestone, St Martin's C of E Primary 0.8 miles  
Secondary Schools: The Folkestone School for Girls 1.4 miles, The Harvey Grammar School 1.9 miles



### Transport Information

Train Stations: Folkestone West High Speed Link 1.7 miles, Folkestone Central 2.3 miles, Sandling 2.3 miles



### Address

Ians Walk, Seabrook, Kent, CT21



### Directions

For directions to this property please contact us.





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



- Asbestos is present at this property, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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