



smith  
woolley

chartered surveyors

2 Hannant Court, Victoria Grove, Hythe, CT21 5RF  
Guide Price £385,000



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## Hythe, CT21 5RF

This lovely marine residence enjoys uninterrupted and panoramic views over the English Channel towards France, as well as the picturesque Royal Hythe Military Canal, with its lovely waterside walks. Nestled in the charming area of Victoria Grove, Seabrook, this delightful mid-terrace house offers a perfect blend of modern living and comfort. Built in 2010, this lovely property spans an impressive 1,087 sq ft, arranged over 3 floors, providing ample space for both relaxation and entertaining.

On the ground floor you have the kitchen/dining room, with double glazed sliding doors leading outside to an inviting south facing decked patio area, great for entertaining. There is also the 3rd bedroom and separate w.c. On the first floor you will find the spacious south facing living room, spectacular sea and canal views, which can be enjoyed from the lovely south facing decked balcony. There is also the 2nd Bedroom, along with a family bathroom/w.c. A further staircase takes you to the second floor to the Master En-Suite Bedroom with private balcony, where again there are uninterrupted views of both the English Channel and Canal, perfect for relaxing! In addition to the 3 balconies there is a sheltered low maintenance garden at the entrance to the property, as well as an allocated parking space.

The property features contemporary bathrooms, designed with modern fixtures and fittings, ensuring convenience and style. The overall design of the house reflects a commitment to quality and modern aesthetics, making it an appealing choice for those seeking a comfortable and stylish home by the sea.

Victoria Grove is a desirable location with a friendly community and close to local amenities. Residents enjoy picturesque walks along both the beach front and canal bank, easy access to shops, parks and fast transport links to London and the local area. This home offers a rare opportunity to enjoy luxury living in a prime location making it ideal for both families and professionals.







## Full Description

### Entrance Hall

**Kitchen area** 14'4" max into recess x 14'6" (4.38 max into recess x 4.44)

**Bedroom 3** 8'4" x 8'2" (2.55 x 2.49)

### Separate W.C

**Living room** 10'5" x 14'6" (3.20 x 4.44)

**Bedroom 2** 12'8" x 8'1" (3.87 x 2.48)

### Family bathroom

**Principal Bedroom** 14'1" max x 14'6" (4.31 max x 4.44)

### En-suite shower room/W.C.

### Outside

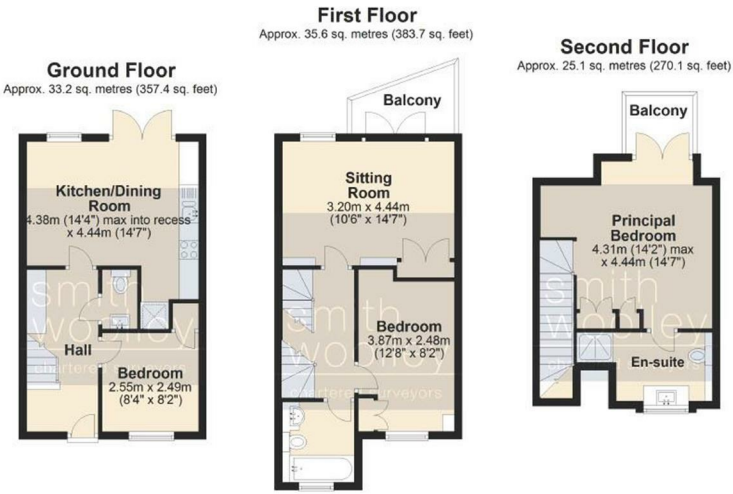
- Uninterrupted sea views
- Canal views
- 3 Bedrooms
- 2 Bathrooms
- 3 South Facing balconies
- Parking for 1 car
- NO CHAIN





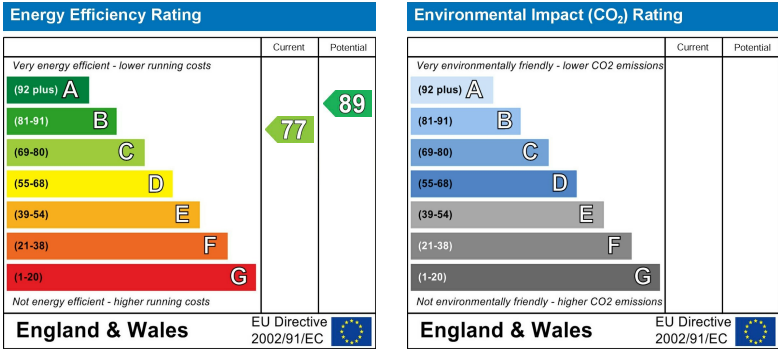


Floor Plans (\*Additional floors may be continued on further brochure pages)



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.  
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EPC



Viewing

Please contact our Office on 01303 226622 if you wish to arrange a viewing appointment for this property or require further information.