



## Alexandra Corniche

Hythe CT21 5RW

- Detached Double-Fronted Residence
  - Four Bedrooms Plus A Study
- Air Conditioning To Two Bedrooms
  - Separate Dining Room
  - Low Maintenance Gardens
- Hillside Location With Sea Views
  - Bathroom & Two En Suites
- Modern Fitted Kitchen/Breakfast Room
- Living Room With South-Facing Balcony
  - Double Garage & Off-Road Parking

**Offers In Excess Of £550,000 Freehold**





Mapps Estates are delighted to bring to the market this well presented, double-fronted detached four bedroom residence set in a hillside location affording beautiful views along the coastline and across the English Channel . The accommodation is arranged over three floors, comprising a reception hall, double bedroom and en suite shower room, utility room and study/home office to the ground floor; to the first floor is a modern fitted kitchen/breakfast room opening to the rear garden, a living room with a feature fireplace and opening both to the rear garden and south-facing balcony, and a separate dining room. On the top floor you will find the master bedroom with en suite shower room, two further bedrooms and a family bathroom, the two south-facing bedrooms also boasting air conditioning units. In addition there are low maintenance front and rear gardens as well as a double garage and off-road parking spaces for two cars. An early viewing of this versatile family home comes highly recommended.

Located on a modern residential development enjoying beautiful sea views and within easy access to the seafront. Seabrook itself offers a garage/general store, restaurant, primary schooling, The Fountain public house and a further general store/newsagents. The seafront is approximately 5 minutes' walk away as is the historic Royal Military Canal, offering delightful walks through to Sandgate and Hythe. The Cinque Port town of Hythe is approximately 10 minutes away by car and offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. Primary schooling is also available in Seabrook and Hythe, Hythe also having secondary schooling. The larger town of Folkestone is approximately 10 minutes by car, has a good selection of primary and secondary schooling, including grammar schools for both girls and boys. There is the huge advantage of a high speed railway service from Folkestone West Station giving access to London St Pancras in approximately 50 minutes. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car.

#### **Ground Floor:**

##### **Recessed Entrance Porch**

With outside wall light, entrance door with inset frosted double glazed panels, opening to reception hall.

### **Reception Hall 15'5 x 7' (max points)**

With stairs to first floor and understairs store cupboard, fitted doormat, wood effect laminate flooring, alarm keypad, coved ceiling, radiator.

### **Cloakroom**

With UPVC frosted double glazed window, wall hung wash hand basin, WC, part-tiled walls, consumer unit, radiator.

### **Bedroom 10'7 x 10'7**

With front aspect UPVC double glazed window looking onto garden with sea glimpses, recessed double wardrobe, coved ceiling, radiator, door to en suite shower room.

### **En Suite Shower Room 10'6(max) x 4'6**

With shower cubicle and Mira shower, WC, pedestal wash hand basin with mixer tap over, tiled floor and walls, shaver point, extractor fan, radiator.

### **Study 10'1 x 8'3**

With front aspect UPVC double glazed window looking onto garden with sea glimpses, coved ceiling, radiator.

### **Utility Room 8'4 x 7'4**

With fitted worktop and inset stainless steel circular sink with mixer tap over, fitted store cupboards and space for washing machine and tumble dryer under, extractor fan, tiled floor, radiator.

### **First Floor:**

### **Landing**

With stairs to second floor and rear aspect UPVC double glazed window over, heating thermostat, coved ceiling, radiator.

### **Kitchen/Breakfast Room 17'8 x 8'3**

With front aspect UPVC double glazed window with sea views, rear aspect UPVC double glazed window and back door to garden, modern fitted kitchen comprising a range of matching store cupboards and drawers, worktops with glazed splashbacks and concealed lighting over, inset one and a half bowl stainless steel sink/drainer with mixer tap over, four ring Bosch induction hob with pull-out extractor over, fitted eye level Bosch double electric oven, fitted microwave, space and plumbing for dishwasher, space for larder fridge and freezer, space for breakfast table, cupboard housing wall-mounted Potterton gas-fired boiler, recessed downlighters, Karndean flooring, radiator.



### **Living Room 16'7 x 10'7**

With front aspect UPVC double glazed window and sliding door onto balcony with sea views, rear aspect UPVC double glazed French doors to garden, feature stone fireplace with inset coal effect gas fire, coved ceiling, radiator, archway through to dining room.

### **Dining Room 8'6 x 8'4**

With front aspect UPVC double glazed window with sea views, two wall light points, coved ceiling, radiator.

### **Balcony 9'5 x 3'4**

Enjoying sea views, with decked flooring, glazed panels and handrails over.

### **Second Floor:**

#### **Landing**

With loft hatch, built-in airing cupboard housing pressurised hot water cylinder with fitted shelves over, coved ceiling, radiator.

### **Master Bedroom 10'9 x 10'7**

With front aspect UPVC double glazed window with

sea view, wall-mounted Daikin air-conditioning unit, recessed double wardrobe with mirrored sliding doors and recessed downlighters over, coved ceiling, radiator, door to en suite shower room.

### **En Suite Shower Room 10'6(max) x 4'6**

With UPVC frosted double glazed window, shower cubicle and Mira shower, WC, pedestal wash hand basin with mixer tap over, tiled floor, part-tiled walls, shaver point, extractor fan, radiator.

### **Bedroom 10'2 x 8'3**

With front aspect UPVC double glazed window with sea view, wall-mounted Daikin air-conditioning unit, coved ceiling, radiator.

### **Bedroom 8'4 x 7'3**

With rear aspect UPVC double glazed window looking onto garden and with woodland view, coved ceiling, radiator.

### **Family Bathroom 7'1 x 5'6**

With UPVC frosted double glazed window, panelled bath with mixer tap, wall-mounted shower attachment and shower screen over, pedestal wash hand basin with mixer tap over, WC, part-tiled walls, extractor fan, tiled floor, radiator.



### Outside:

To the side of the property sits a double garage with a tarmac driveway in front providing two parking spaces. The property enjoys a low-maintenance front garden laid to beach shingle and bordered by railings with a matching side gate from the driveway. There are paved pathways and planted shrubs and rocks. Steps lead up on one side with gated access at the top to the rear garden. The walled rear garden is again hard-landscaped for easy maintenance, laid to gravel and with a composite decked terrace from which to admire the pleasant backdrop of woodland on the hillside behind. There is an outside tap, a paved patio and a hardstanding to the rear of the garage with a garden shed (measuring 11'9 x 5'2max internally).

### Service Charge:

We have been advised by our clients that there is a service charge for the development, currently paying £193.06 every six months.

### Double Garage 16'6 x 15'7

With two up and over doors, fitted shelving, power and light.





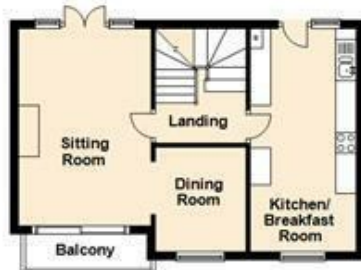
**Ground Floor**

Approx. 41.1 sq. metres (442.2 sq. feet)



**First Floor**

Approx. 42.5 sq. metres (457.9 sq. feet)



**Second Floor**


Approx. 42.7 sq. metres (459.5 sq. feet)



Total area: approx. 126.3 sq. metres (1359.6 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for any omission. Kant Energy Company Plan produced using Planity.

**Local Authority** Folkestone & Hythe District Council  
**Council Tax Band** F  
**EPC Rating**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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