



Lower Corniche

Hythe CT21 5TP

- Modern Ground Floor Apartment
 - No Onward Chain
 - Generous Living Room
- Master Bedroom & En Suite Bathroom
 - 'Jack & Jill' Shower Room
- Well Appointed Throughout
- Luxury Fitted Kitchen/Diner
- Private South-Facing Terrace
 - Second Double Bedroom
 - Allocated Parking Space

Guide Price £275,000-£295,000 Leasehold





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Mapps Estates are delighted to bring to the market this immaculately presented two bedroom ground floor apartment enjoying a private south-facing sun terrace and sea glimpses, situated in a modern apartment block enjoying an elevated position and set in well-tended communal gardens. The well-proportioned accommodation comprises a private entrance hall, a spacious living room opening to the terrace, a contemporary kitchen/diner with integrated appliances, a master bedroom with fitted wardrobe and en suite bathroom, and a second double bedroom with built-in wardrobe and a 'Jack & Jill' shower room. The property also benefits from a modern gas-fired central heating system, UPVC double glazed windows and an allocated parking space. Being sold with the advantage of no onward chain, an early viewing comes highly recommended.

Located on a modern residential development and within easy access of 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 away by car, and 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.

Communal Entrance Hall

Secure communal entrance hall with stairs and lift to all floors.

Private Reception Hall 13'8 x 4'10 (max)

With solid wood front door, large walk-in store cupboard (5'5 x 2'9) with light and consumer unit, large airing cupboard with pressurised hot water cylinder, entry phone, coved ceiling, heating thermostat, radiator.

Living Room 15'5 x 10'8

With front aspect UPVC double glazed windows and French doors to private terrace and sea glimpse, side aspect UPVC double glazed window, two wall light points, coved ceiling, two radiators, door to kitchen/diner.

Modern Kitchen/Diner 11'6 x 7'10

With front aspect UPVC double glazed window with sea glimpse, modern fitted kitchen comprising a generous range of cashmere gloss finish store cupboards and drawers, wood effect roll top work surfaces with matching upstands, glazed splashbacks and concealed lighting over, inset one and a half bowl stainless steel sink/drainers with mixer tap over, inset Bosch four ring induction hob with pull-out extractor over, integrated appliances including a Blomberg fridge/freezer, Bosch slimline dishwasher and Bosch washing machine, fitted high level Bosch electric oven with matching microwave oven over, cupboard housing wall-mounted Viessmann gas-fired boiler, space for dining table, tile effect vinyl flooring, recessed downlighters, radiator.

Master Bedroom 17'5 (max) x 8'6

With front aspect UPVC double glazed window and sea glimpse, large fitted double wardrobe with hanging rail and shelf over, radiator, door to en suite bathroom.

En Suite Bathroom 6'10 x 5'7

With panelled bath with mixer tap and wall-mounted shower attachment over, pedestal wash hand basin with mixer tap over, WC, fitted mirror, wall-mounted white gloss finish store cabinet, part-tiled walls, shaver point, recessed downlighters, extractor fan, vinyl flooring, radiator.

Bedroom 15'4 (max) x 8'5

With side aspect UPVC double glazed window, built-in double wardrobe with hanging rail and shelf over, radiator, door to 'Jack & Jill' shower room.

'Jack & Jill' Shower Room 6'5 x 5'4

With fully tiled shower cubicle with Mira shower and sliding screens, pedestal wash hand basin with mixer tap over, WC, fitted mirror, wall-mounted white gloss finish store cabinet, shaver point, extractor fan, recessed downlighters, part-tiled walls, vinyl flooring, radiator, door to hallway.

Private Terrace 10'7 x 5'4

A private south-facing terrace enjoying a sea glimpse, bordered by a low wall with railings over and paved flooring.

Service Charge:

We have been advised by our client that the current service charge is set at £898.90 paid twice yearly.

Ground Rent:

We have been advised by our client that the current ground rent is set at £193.06 paid twice yearly.

Lease:

We have been advised by our client that there is the remainder of a 125 year lease from 2005.

Outside:

The apartment block is set in attractive and well-tended gardens; there is a communal bin store to the rear of the building and an allocated parking space to the front. Visitors' parking spaces are also available.





Ground Floor

Approx. 67.7 sq. metres (728.5 sq. feet)



Total area: approx. 67.7 sq. metres (728.5 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.