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LOWER MARINE PARADE, DOVERCOURT

FOR SALE IS THIS FIRST FLOOR APARTMENT SITUATED IN A GATED SEA FRONT DEVELOPMENT WITH EXTENSIVE SEA VIEWS, 2 PARKING SPACES & NO CHAIN



Offers In Excess of £300,000 leasehold

- * FIRST FLOOR SEA FRONT APARTMENT *
- * 2 BEDROOMS * 2 ALLOCATED PARKING SPACES *
- * 35' LOUNGE/KITCHEN/DINING ROOM *
- * BATHROOM * EN-SUITE * DOUBLE GLAZING *
- * BALCONY WITH EXTENSIVE SEA VIEWS *
- * GAS C/H * LIFT or STAIR ACCESS * NO ONWARD CHAIN *

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Phoenix Pavilions, Lower Marine Parade, Dovercourt, Harwich CO12 3SS...

Communal Entrance door with security entry phone system to: -

Communal Hall Lift & stairs to first floor & private entrance door to: -

Entrance Hall Entry phone, radiator, built-in storage cupboard, cupboard housing gas boiler, doors to all rooms except en-suite.

Feature Open Plan Lounge/Dining Room/Kitchen 35' x 11'6 max.

Kitchen Area Fitted with a range of white units comprising eye level cupboards with work surfaces, drawers & cupboards below, 1½ bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven, gas hob & stainless steel chimney style extractor hood, integrated fridge/freezer, dish washer & washing machine, island unit with drawers & cupboards under, tiled splash backs, inset ceiling lighting, open to: -

Lounge /Dining Area 4 full height double glazed bay windows to front with extensive sea views, laminate floor, 2 radiators, TV & satellite points, 2 glazed doors to balcony with extensive east, south & west facing sea views.

Bathroom White suite comprising of close-coupled WC, pedestal wash basin with chrome mixer taps & pop-up waste, panel bath with chrome shower mixer taps, shaver point, wall mirror, chrome heated towel rail, extractor fan, inset lighting, 2 fully tiled walls & vanity shelf, opaque double glazed window to rear.

Bedroom 2 **11'2 x 7'6.** Double glazed window to rear, radiator.

Bedroom 1 **14' x 9'8 min.** Double glazed porthole window to front with sea views, radiator, built-in mirror fronted wardrobes, glazed door to balcony, door to: -

En-Suite White suite comprising of pedestal wash basin with chrome mixer taps & pop-up waste, close-coupled WC, tiled shower cubicle, tiled to 2 walls, shaver point, wall mirror, chrome heated towel rail, extractor fan, inset ceiling lighting.

Outside The gated development is reached by car or pedestrian gates to the front leading to the car park which has 2 allocated parking spaces for the flat, visitors & disabled parking spaces.

Note The lease term is 999 years from 2004. The annual service charge payable for 2026 is £2,160.20 which includes the annual building insurance contribution for the flat. No ground rent is demanded. Please note these figures can vary each year.

Council Tax Band C: £1,928.87 pa (April 2025 – March 2026).



2 ALLOCATED PARKING SPACES

EPC to follow...

Please note that appliances detailed on these particulars, have not been tested by Compass.

The information presented in these details should not be relied upon as a statement or a representation of fact. Therefore, we recommend that prospective purchasers make their own enquire through their own legal representative.