Seabrook Road

Hythe CT21 5QP

- Modern Second Floor Apartment
- Underfloor Heating
- Two Double Bedrooms
- Fitted Bathroom
- Spacious Open Plan Lounge/Diner
- Stunning Sea Views
- Allocated Parking Space and Visitors' parking
- En Suite Shower Room
- Kitchen With Integrated Appliances
- No Onward Chain

Asking Price £239,995 Leasehold - Share of Freehold

Mapps Estates are delighted to bring to the market this modern two bedroom second floor apartment boasting an underfloor heating system and enjoying beautiful sea views across the English Channel to the distant French coastline. The accommodation comprises a reception hall, a spacious open plan living space with a lounge and dining area, and a fitted kitchen with integrated appliances, two double bedrooms, an en suite shower room and a separate bathroom. The property also benefits from an allocated parking space and a share of the freehold. An early viewing comes highly recommended.

Located in the popular area of Seabrook, conveniently located for easy access into Folkestone and Hythe, and a short walk to a local service station and convenience store. The M20 Motorway, Channel Tunnel Terminal and ports of Dover are also easily accessed by car. High speed rail services are available from Folkestone West approximately ten minutes' drive away, giving fast services to London, St. Pancras in just over fifty minutes. There is a Tesco store at the top of Horn Street, while the pretty Cinque Port Town of Hythe is approximately five minutes' drive away and offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. The historic Royal Military Canal runs from Seabrook through to Hythe, and offers pleasant walks, cycle rides and water activities. Primary schooling is within walking distance, and secondary schooling is available in Folkestone including both boys' and girls' grammar schools.

Ground Floor:

Communal Entrance
With stairs and lift to second Floor.

Second Floor:

Private Entrance Hall
With wooden front door, 'L' shaped hallway with built-in double store cupboard housing consumer unit, entry phone, coved ceiling, recessed downlighters, heating thermostat.

Open Plan Living Space 20'7 x 16'9
Comprising lounge area with front aspect UPVC double glazed French doors opening onto glazed Juliet balcony and enjoying sea views across the English Channel to the distant French coastline, built-in shelved store cupboard, coved ceiling, dining area with front aspect UPVC double glazed window with sea views, heating control panel and thermostat, opening through to kitchen.

Kitchen 10' x 7'1
With a range of wood effect fitted store cupboards and drawers, rolltop work surfaces with tiled splashbacks and concealed lighting over, inset stainless steel sink/drainer with mixer tap over, Siemens five ring gas hob with extractor canopy over, integrated Siemens dishwasher, high level fitted Siemens electric oven with matching microwave over, integrated fridge/freezer and washer/dryer, store cupboard housing Ideal gas-fired combination boiler, recessed downlighters, tiled floor.

Bedroom 14' x 8'11
With rear aspect UPVC double glazed window with hillside view, fitted floor to ceiling double wardrobe with wooden sliding doors, heating thermostat, coved ceiling, door to en suite shower room.

En Suite Shower Room 7'4 x 6'10
With large fully tiled shower cubicle with Aqualisa shower, pedestal wash hand basin with mixer tap over, WC with concealed cistern, tiled shelf, shaver point, recessed downlighters, extractor fan, wall-mounted store cupboard, part-tiled walls, electric chrome effect heated towel rail, tiled floor.

Bedroom 10' x 7'10
With rear aspect UPVC double glazed window with hillside view, coved ceiling, heating thermostat.

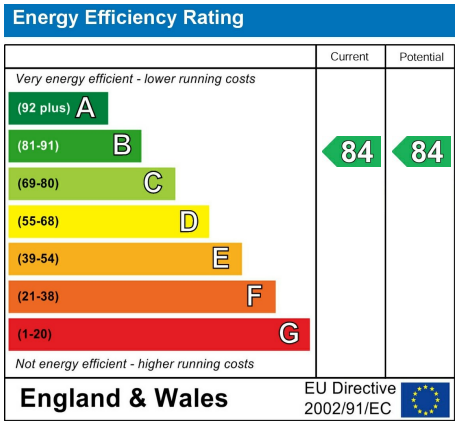
Bathroom 7'6 x 6'3
With panelled bath with central mixer tap and pull-out shower attachment over, pedestal wash hand basin with mixer tap over, WC with concealed cistern, tiled shelf, shaver point, recessed downlighters, extractor fan, wall-mounted store cupboard, part-tiled walls, electric chrome effect heated towel rail, tiled floor.

Service Charge:
We have been advised by the owner that the current service charge is £1,976.29 per annum.

Lease:
We have been advised by the owner the apartment has a 125 year lease with a share of freehold; there are currently 104 years remaining on the lease.

Parking:
The apartment comes with one allocated parking space; visitors' parking spaces are also available.

Local Authority Folkestone & Hythe District Council
Council Tax Band C
EPC Rating B



Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
info@mappsestates.co.uk
http://www.mappsestates.co.uk

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.