



Alexandra Corniche

Hythe CT21 5RW

- Detached Family Home
 - Four Bedrooms
- Family Bathroom & Downstairs WC
 - Living Room With Open Fire
 - Garage, Garden & Driveway
- Stunning Sea Views
- Main Bedroom With En Suite & Balcony
- Kitchen & Separate Utility Room
- Separate Dining Room
- No Onward Chain

Asking Price £595,000 Freehold





Mapps Estates are delighted to bring to the market this well presented four bedroom detached family home set in a hillside location affording stunning views across the English Channel to the French coastline. The well-proportioned ground floor accommodation comprises a reception hall, a living room with an open fire, a separate dining room with French doors opening to the rear garden, a fitted kitchen/breakfast room, separate utility room and cloakroom, while upstairs you will find the main bedroom boasting a balcony and en suite shower room, three further bedrooms and a family bathroom. The property also enjoys a garden to the rear, an integral garage and off-road parking. Being sold with the advantage of no onward chain, an early viewing 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:

Front Entrance

With pitched roof canopy over, wall light, composite front door with inset frosted double glazed panels, opening to entrance hall.

Entrance Hall 15'3 x 61'

With stairs to first floor, understairs store cupboard with fitted shelves, coved ceiling, recessed downlighters, fitted doormat, heating thermostat, radiator, doors to kitchen and living room.

Living Room 16'6 x 10'7

With front aspect UPVC double glazed window with sea view, fireplace with open fire, two wall lights, coved ceiling, two radiators, glazed double doors opening through to dining room.

Dining Room 10' x 8'11

With rear aspect UPVC double glazed windows and French doors opening to garden, coved ceiling, radiator, door to kitchen.

Kitchen/Breakfast Room 10'11 x 10'1

With rear aspect UPVC double glazed window looking onto garden, square edge fitted worktops and matching upstands, inset one and a half bowl stainless steel sink/drainers with mixer tap over, range of light wood effect fitted store cupboards and drawers, four ring gas hob with brushed stainless steel splashback and extractor canopy over and electric oven under, space for fridge/freezer, space and plumbing for dishwasher, space for breakfast table, recessed downlighters, tiled floor, door to utility room.

Utility Room 5'9 x 5'4

With UPVC double glazed back door opening to garden, fitted rolltop work surface with inset stainless steel sink/drainers with mixer tap over, space and plumbing for washing machine and tumble dryer, fitted wood effect store cupboards, recessed downlighters, tiled floor, radiator, door to cloakroom.

Cloakroom

With UPVC frosted double glazed window, wall-hung wash hand basin with tiled splashback, WC, consumer unit, recessed downlighters, tiled floor, radiator.



First Floor:

Landing

With loft hatch, built-in linen cupboard housing wall-mounted Alpha gas-fired combination boiler with fitted shelving.

Bedroom 15'6 x 11'

With front aspect UPVC double glazed windows and French doors opening onto balcony with sea view, fitted double wardrobe, coved ceiling, radiator, door to en suite shower room.

En Suite Shower Room

With UPVC frosted double glazed window fully tiled recessed shower cubicle with Mira rainfall shower, separate hand-held shower attachment and bi-fold screen, pedestal wash hand basin with mixer tap over, WC, shaver point, extractor fan, part-tiled walls, recessed downlighters, radiator.

Balcony

With metal railings and glazed panel balustrade from which to admire the sea view and distant French coastline.

Bedroom 14'2 x 8'3

With front aspect UPVC double glazed window with sea view, fitted double wardrobe, coved ceiling, radiator.

Bedroom 11'2 x 8'1

With rear aspect UPVC double glazed window looking onto garden, fitted double wardrobe, recessed downlighters, coved ceiling, radiator.

Bedroom 11'3 x 7'6

With rear aspect UPVC double glazed window looking onto garden, recessed downlighters, coved ceiling, radiator.

Family Bathroom 7'7 x 5'10

With UPVC frosted double glazed window, panelled bath with mixer tap and shower



attachment over, pedestal wash hand basin with mixer tap over, WC, shaver point, extractor fan, recessed downlighters, part-tiled walls, electric chrome effect heated towel rail, radiator.

Outside:

To the front of the property is a garden area laid to lawn, and a tarmac driveway. A side gate opens to a pathway with outdoor wall lights and a border laid to slate chippings, leading through to the rear garden. This has been laid mostly to lawn with shrub borders, a paved patio, outdoor wall lights and a tap.

Garage 16'5 x 8'

With up and over door, fitted shelves, power and light.

Annual Service Charge:

We have been advised by our client that the current service charge is £509.26 per annum





Ground Floor



First Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	81
(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.