

Lower Corniche

Hythe CT21 5TP

- Modern Second Floor Apartment
- En Suite Bathroom To Master Bedroom
- Fitted Kitchen
- Private South-Facing Balcony
- Allocated Parking Space
- Two Double Bedrooms
- Additional 'Jack & Jill' Shower Room
- Spacious Living/Dining Room
- Stunning Sea Views
- No Onward Chain

Asking Price £250,000 Leasehold













Mapps Estates are delighted to bring to the market this well presented two bedroom second floor apartment enjoying beautiful sea views. 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 onto a south-facing balcony, a fitted kitchen, a master bedroom with fitted wardrobe and en suite bathroom, and a second double bedroom with a 'Jack & Jill' shower room. The property also benefits from 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.

Ground Floor:

Communal Entrance Hall
Secure communal entrance hall with intercom system, stairs and lift to all floors.

Second Floor:

Private Reception Hall
With solid wood front door, built-in cloaks cupboard with consumer unit, built-in airing cupboard with pressurised Megaflo hot water cylinder, entry phone, coved ceiling, heating thermostat, radiator.

Living/Dining Room 17'6 x 11'11
With front aspect UPVC double glazed window and sliding door to private south-facing balcony enjoying stunning sea views. side aspect UPVC double glazed window with sea view, coved ceiling, two radiators, door to kitchen.

Private Balcony 10'11 x 4'
With handrails and glazed panels, south-facing and enjoying views across the English Channel to the French coastline.

Kitchen 14'6 x 5'7
With side aspect UPVC double glazed window with sea view, range of fitted wood effect store cupboards and drawers, rolltop work surfaces with matching upstands, inset one a half bowl stainless steel sink/drainer with mixer tap over, inset four ring gas hob with brushed stainless steel splashback and extractor canopy over over and electric oven under, integrated fridge/freezer, space and plumbing for washing machine, wall-mounted Ideal gas-fired boiler, recessed downlighters, tiled effect vinyl flooring, radiator.

Bedroom 15'2 x 9'5
With rear aspect UPVC double glazed window, built-in double wardrobe with hanging rail and shelf over, radiator, door to en suite bathroom.

En Suite Bathroom 6'7 x 5'7
With UPVC frosted double glazed window, white suite comprising panelled bath with mixer tap and wall-mounted shower attachment over, pedestal wash hand basin with mixer tap over, WC, part-tiled walls, shaver point, recessed downlighters, extractor fan, wood effect vinyl flooring, radiator.

Bedroom 15'2 x 8'5
With rear aspect UPVC double glazed window, radiator, door to en suite shower room.

'Jack & Jill' Shower Room 5'7 x 5'1
With fully tiled shower cubicle with Mira shower and bi-fold screen, pedestal wash hand basin with mixer tap over, WC, shaver point, extractor fan, recessed downlighters, part-tiled walls, wood effect vinyl flooring, radiator, door to hallway.

Lease:
We have been advised by our client that there is a 125 year lease from 2005, with 102 years remaining.

Service Charge:
We have been advised by our client that the current service charge is set at £2,447.30 per annum.

Ground Rent:
We have been advised by our client that the current ground rent is set at £250.00 per annum.

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

Agents Note:
We have been advised that pets are allowed with the permission from the freeholders. Air B&B is not possible.

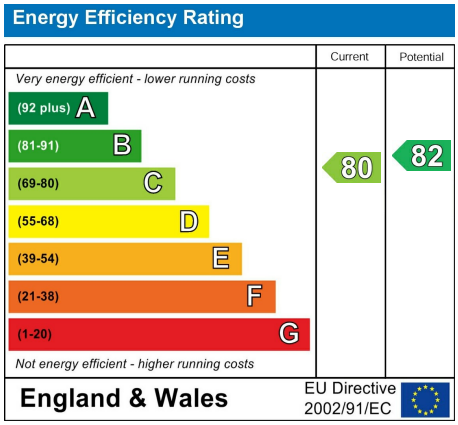


Local Authority Folkestone & Hythe District Council
Council Tax Band D
EPC Rating C









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.