



Seabrook Road

Hythe CT21 5RB

- Impressive Split-Level First Floor Apartment
 - Three Double Bedrooms
 - Fitted Kitchen
 - Study/Home Office
 - Large Loft Space
- South-Facing Balcony with Sea Views
 - Spacious Living Room
 - Bathroom & Separate WC
 - Close To Canal & Seafront
 - Long Lease

Guide Price £350,000-£375,000 Leasehold





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Mapps Estates are delighted to bring to the market this impressive split level three bedroom apartment occupying the first floor of a large, elegant period building and boasting beautiful sea views. The generous accommodation comprises a private entrance hall, a fitted kitchen with a Juliet balcony, a large living room with feature marble fireplace, three large double bedrooms, a bathroom and separate WC, a study/home office, and a south-facing balcony from which to admire the view. The property also boasts a large loft space which could potentially be converted to additional accommodation subject to the relevant planning permissions being obtained. An early viewing of this substantial property comes highly recommended.

Located in the popular area of Seabrook, conveniently located for easy access into Folkestone and Hythe, and within a short walk of the Royal Military Canal and and seafront; Seabrook also has a service station and convenience store. The M20 Motorway, Channel Tunnel Terminal and ports of Dover are 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 Hall

With main front door with inset frosted panels and stained glass panels over, ornate coved ceiling, tiled floor, entrance to both flats.

Private Entrance

With wooden front door with glazed panel and windows over, coat-hanging space, ornate coved ceiling, stairs to first floor.

First Floor:

Split Level Landing

With built-in shelved linen cupboard, built-in store cupboard with sash window, fitted shelves and space for tumble dryer, loft hatch, coved ceiling, ceiling rose, radiator.

Cloakroom

With UPVC frosted double glazed window, WC, gas meter, wood effect vinyl flooring, radiator.

Kitchen 11' x 8'2

With UPVC frosted double glazed door opening to a Juliet balcony, rear aspect UPVC double glazed window looking onto garden, fitted rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainers with mixer tap over, range of painted store cupboards and drawers, electric cooker with extractor over, space and plumbing for washing machine, space for undercounter fridge and freezer, wall-mounted Glow Worm gas-fired combination boiler, wood effect laminate flooring, radiator.

Bathroom 7'9 x 6'2

With UPVC frosted double glazed window, panelled bath with mixer tap and shower attachment over, wash hand basin with store cabinet under, wood effect vinyl flooring, heated towel rail.

Bedroom 12'11 x 12'7

Currently used as a dining room, with rear aspect UPVC double glazed window looking onto garden, side aspect UPVC double glazed window, fitted shelved store cupboard, cupboard housing fuse board and electric meter, picture rail, radiator.

Bedroom 14'11 x 12'11

With front aspect UPVC double glazed window enjoying a sea view, wood panelling effect to walls, picture rail, fitted wardrobe with hanging rail and shelf over, coved ceiling, radiator.

Bedroom 12'11 x 12'6

With rear aspect UPVC double glazed window looking onto garden, picture rail, radiator.

Study 10'4 x 6'3

With wood effect laminate flooring, picture rail, radiator, UPVC double glazed door with sea view and opening to balcony.

Balcony 19'10 x 2'2

With painted wood balustrade and handrail, pitched roof over, sea view.

Living Room 17'6 x 12'11

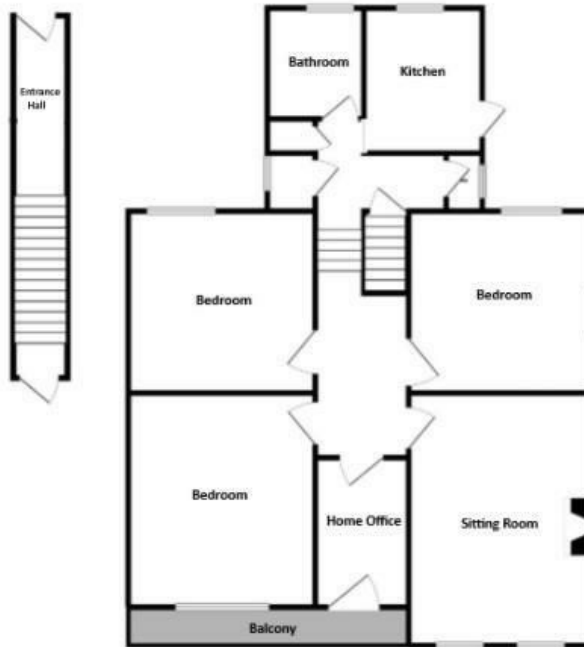
With two front aspect UPVC double glazed windows with sea views, feature marble fireplace with inset coal effect gas fire (not tested), plate shelf, coved ceiling, and ceiling rose, wood panelling effect to walls, radiator.


Lease:

We have been advised by the owners that the property has a 999 year lease with approximately 950 years remaining; there is a peppercorn ground rent. There are two apartments in the building, with maintenance carried out on an as and when basis and the costs shared.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	70
(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.