Seabrook Road

Hythe CT21 5QR

- Purpose-Built Ground Floor Apartment
- Spacious Lounge/Diner
- Fitted Kitchen
- New Electric Heaters Installed 2024
- Communal Gardens
- Two Double Bedrooms
- Private South-Facing Terrace
- Bathroom With Bath & Shower
- Garage En Bloc
- No Onward Chain

Asking Price £180,000 Leasehold - Share of Freehold

Mapps Estates are delighted to bring to the market this spacious, two bedroom ground floor apartment in a purpose-built block, boasting a south-facing sun terrace and having the benefit of communal gardens and an en bloc garage. The accommodation comprises an L-shaped reception hall, two double bedrooms, a fitted kitchen, a bathroom with bath and shower cubicle, and a spacious lounge/diner which opens onto the private south-facing terrace. Being sold with no onward chain, conveniently located near a bus stop, and within level walking distance of the Royal Military Canal and seafront, 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

Private Entrance
With cupboard next to front door housing electric meter, solid wood entrance door opening to reception hall.

Reception Hall
'L' shaped hallway with built-in store cupboard with fuse box, fitted double cloaks cupboard with sliding doors, entry phone, fitted shelves, coved ceiling, electric storage heater.

Lounge/Diner 20'2 x 11'4 (max)
With front aspect UPVC double glazed window and door to private south-facing sun terrace, side aspect UPVC double glazed window, coved ceiling, electric storage heater, door to kitchen.

Kitchen 12'4 x 7'1
With rear aspect UPVC double glazed window looking onto communal garden, range of fitted store cupboards and drawers, plate rack, rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainer with mixer tap over, space and plumbing for washing machine, space for fridge/freezer, built-in shelved store cupboards, wood effect vinyl flooring, electric storage heater.

Bedroom 14'6 x 9'7
With front aspect UPVC double glazed window looking onto communal garden, fitted shelved corner cupboard, coved ceiling, electric storage heater.

Bedroom 11'5 x 7'5
With rear aspect UPVC double glazed window looking onto communal garden, recessed double store cupboard with fitted shelving and store cupboard over, coved ceiling, electric storage heater.

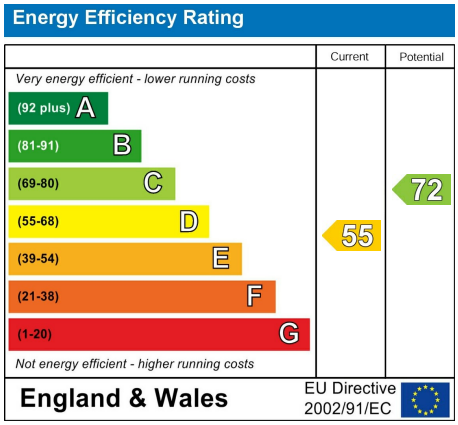
Bathroom 8'2 x 5'11
With UPVC frosted double glazed window, panelled bath with tiled splashback, mixer tap and wall-mounted shower attachment over, pedestal wash hand basin with tiled splashback, wall-mounted fan heater, fully tiled shower cubicle with folding screen, rainfall shower and separate shower attachment, WC, coved ceiling, tile effect vinyl flooring.

Outside:
The property has the benefit of lawned communal gardens with a variety of shrubs, trees, and communal washing lines a garage en-bloc.

Service Charge:
We have been advised the service charge is Approximately £1200.00 per annum.

Lease:
We have been advised there is the reminder of a 999 year lease.

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



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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.