



Apartment 6, Seabrook Heights Seabrook Road, Hythe, Kent. CT21 5QW

Guide Price **£425,000**



- High specification first floor apartment
- Two bedrooms
- South facing balcony
- Beautiful sea views
- Two allocated parking spaces

C.R. CHILD
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated within a short distance of Hythe's Town Centre with its range of independent shops together with a Waitrose and Sainsbury store. Doctors, Dentist's and Library are also all located within the general Town Centre area. The Historic Royal Military Canal and Hythe's unspoilt promenade are also within a short level walking distance, the Royal Military Canal offering pleasant walks into the town. The area is also well serviced by golf courses including the Hythe Imperial, Sene Valley and Etchinghill. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also all easily accessed by car. High speed rail services are available from Folkestone West approximately 15 minutes by car giving fast services to St Pancras London in approximately fifty minutes.

This high specification two bedroom first floor apartment benefits from a south-facing balcony which enjoys beautiful sea views. Boasting good sized accommodation. The apartment comprises of an open plan living room/kitchen/diner, entrance hall, two double bedrooms and four-piece bathroom as well as the property enjoying two allocated parking spaces. The property also has the added benefit of gas fired underfloor heating throughout as well as an external private store cupboard, this stunning residence must be viewed at your earliest convenience.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

with stairs and lift to

FIRST FLOOR

HALLWAY

with thermostat and access to all other rooms

LIVING/DINING/KITCHEN

with engineered wood flooring, thermostat, floor to ceiling sliding doors leading out onto balcony enjoying views over golf course to sea, mixture of high & low level shaker style storage cabinets, stone worktops with matching upstands, 4 ring induction hob with extractor fan over & glass splashback, integrated Bosch microwave, integrated Bosch fan assisted oven, integrated fridge/freezer, inset stainless steel sink with mixer tap over, freestanding island with storage under & breakfast bar, floor to ceiling windows with views over golf course to sea

BEDROOM 1

with modern grey carpets, floor to ceiling window with views over golf course to sea, thermostat

BEDROOM 2

with modern grey carpets, high level window, thermostat

BATHROOM

with modern tiling floor to ceiling, WC with concealed cistern, wall hung basin with mixer taps over, panelled bath with mixer taps over, large fitted mirror, window overlooking rear, stainless steel towel radiator, walk in shower cubicle with rainfall shower, thermostat

UTILITY ROOM

with concealed underfloor heating manifold, consumer unit, laminate worktop with space under for washing machine & tumble dryer, wall mounted gas fired combination boiler

OUTSIDE

The property enjoys two allocated parking spaces to the front of the development as well as access to a purpose built store unit to the side.

Tenure - Share of Freehold

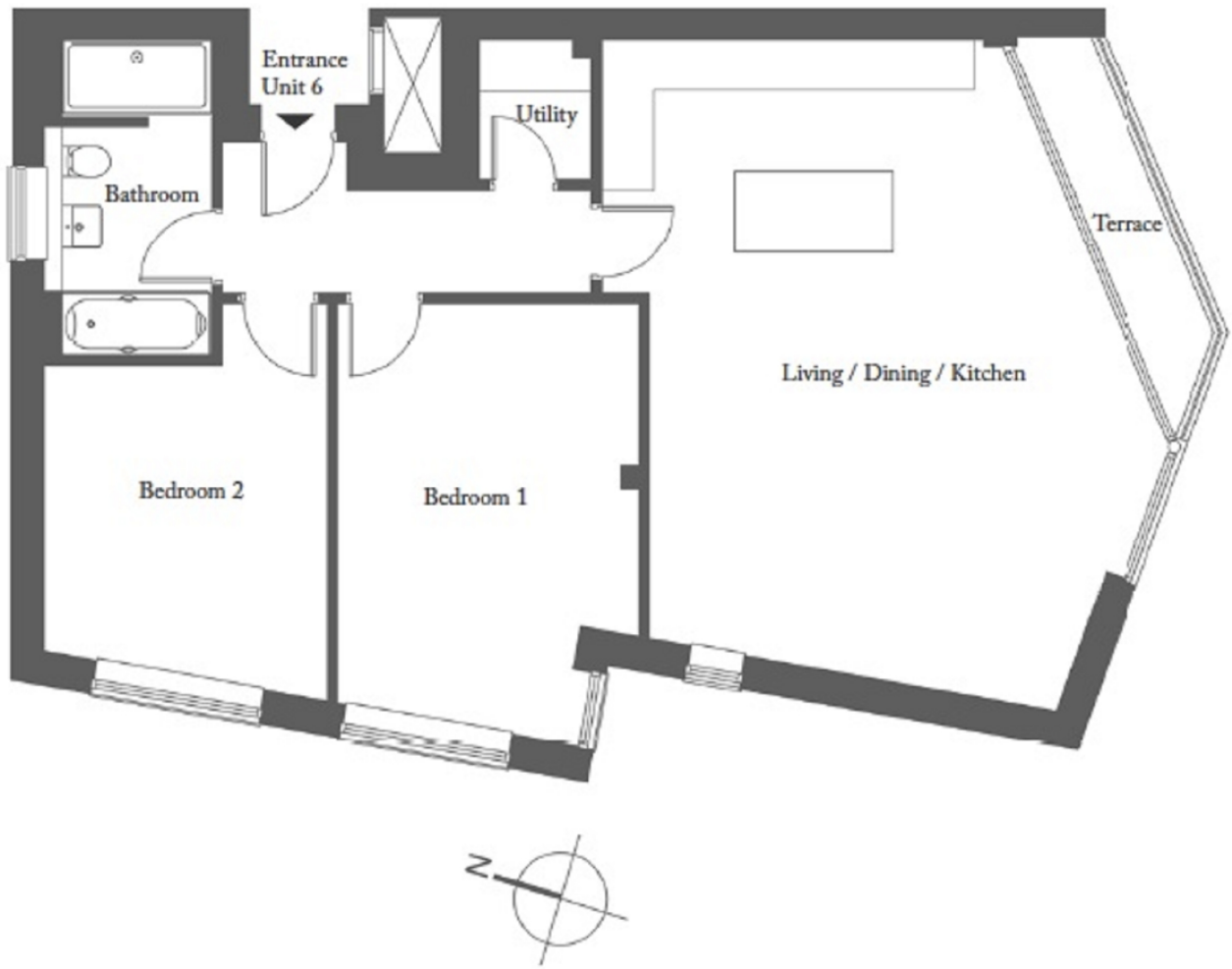
Council tax - Band D

Local Authority - Folkestone & Hythe District Council

Lease Length -

Maintenance Fee - £TBC





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Agents Note: Whilst every care has been taken to prepare these sales 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 their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.