



14b Seabrook Road, Hythe, Kent. CT21 5NA

Guide Price £219,950



- First floor apartment
- Two double bedrooms
- Short walk to Hythe's town centre
- South facing terrace
- Access to loft space

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



A first floor two bedroom apartments located a short walk away from Hythe's High Street. The property comprises of a hallway, living room, kitchen, two double bedrooms, bathroom & a south facing terrace. The property has UPVC double glazing throughout as well as access to a loft space.

Situated at the eastern end of the Hythe's high street with its good selection of independent shops, together with the all important Waitrose store. The town also has an Iceland's, Sainsbury's and Aldi's. The historic Royal Military canal runs through the centre of the town offering great walking and recreational facilities as does Hythe's unspoilt promenade. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High speed rail services are available from both Folkestone railway stations giving fast access to London St Pancras in just over fifty minutes. Primary and secondary schooling is available in Hythe and both Girls' and boys' grammar schools in Folkestone.

ENTRANCE HALL

With UPVC double glazed door with window to side, stairs leading into

HALLWAY

With UPVC double glazed window overlooking side, high level cupboard housing RCD fusebox and meters, Loft hatch access to hot water tank

LIVING ROOM

with UPVC double glazed bay windows overlooking front, electric fire with hearth & surround

KITCHEN

With tiled flooring and underfloor heating, a selection of high and low level kitchen cabinets, laminate worktops, integrated fan assisted oven, four ring induction hob with extractor fan over, localised tiling, space and plumbing for washing machine, space for under counter fridge, stainless steel sink with mixer taps over, UPVC double glazed window overlooking rear

BEDROOM

with UPVC double glazed window overlooking side, electric storage heater, UPVC double glazed door leading onto

SOUTH FACING TERRACE

With artificial grass, metal balustrade

BEDROOM

with UPVC double glazed window overlooking front, electric storage heater

BATHROOM

with tiled flooring and under floor heating, WC, panelled bath with riser rail shower over, hand basin with mixer tap over, UPVC double glazed frosted window

ADDITIONAL INFORMATION

The property is being sold as Leasehold but the current vendor owns the freehold for the building and is looking to sell onto the new purchaser. Please enquire in office for more information in this

Gas supply available at building for possible conversion to gas heating/water

Tenure - Leasehold

Council tax - Band A

Local Authority - Folkestone & Hythe District Council

Lease Length - 999 years from 24th June 2015

Maintenance Fee - £1,050 Per annum

Ground Rent - £150 Per annum



Approx Gross Internal Area
50 sq m / 543 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	52	
(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 are 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.