

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.

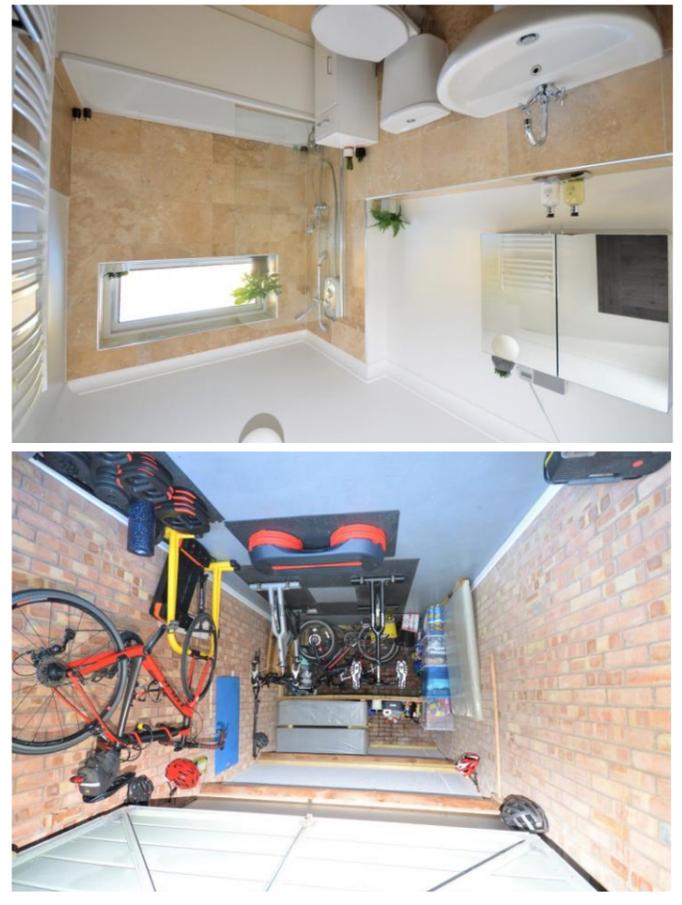
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 Plan produced using Planlup.





**MAIN COMMUNAL ENTRANCE** Entrance to main communal block with stairs to second floor landing and entrance door into apartment.

**ENTRANCE HALL** 11' 01 max" x 4' 00 max" (3.38m x 1.22m) Carpeted floor coverings, storage cupboard, entry phone system to communal door in downstairs communal entrance. There is also a very large cupboard housing the hot-water power flow heating system ventilation unit, designer electric radiator and doors to:-

**LOUNGE/DINER** 20' 02 max" x 11' 05 max" (6.15m x 3.48m) Large UPVC double glazed patio doors out to the balcony with breathtaking views looking towards the English Channel, carpeted floor coverings, large UPVC double glazed window to the side of the property, electric radiator and door to:-

**KITCHEN** 12' 04 max" x 07' 03 max" (3.76m x 2.21m) UPVC double glazed window to the rear of the property with lovely views over the communal garden and the garages. Kitchen is in high gloss white with matching wall and base units, integrated fridge/freezer, stone design sink, electric hob, fan oven, extractor hood, space for washing machine and tumble dryer and a high gloss porcelain tiled flooring.

**BEDROOM** 14' 07 max" x 09' 06 max" (4.44m x 2.9m) UPVC double glazed window to the front of the property showcasing stunning views over the English Channel and towards Dungeness. Carpeted floor coverings and electric designer radiator.

**BEDROOM** 11' 10 max" x 07' 08 max" (3.61m x 2.34m) UPVC double glazed window to the rear of the property with lovely views over the communal garden. Carpeted floor coverings with large built-in wardrobes and storage above the wardrobes and an electric radiator.

**Guide Price £280,000 - £300,000.**

**Andrew & Co are delighted to bring to the market this stunning two bedroom apartment on Seabrook Road, Hythe. The property has been fully updated inside and boasts magical sea views. This property also has a garage and lovely communal gardens.**

**BATHROOM** 08' 01 max" x 06' 01 max" (2.46m x 1.85m) UPVC double glazed frosted window to the rear of the property. Comprises of large full-sized bath with an electric power shower and shower attachment on the taps. Close coupled w/c, pedestal hand basin, tiled flooring and part tiled walls, mirrored vanity unit with electric heated towel rail.

**COMMUNAL GARDEN** To the rear of the property is the sunny communal garden which is accessible from all apartments via the communal areas. There are different tiered levels with steps up to the communal garden.

**GARAGE** 16' 10" x 8' 10" (5.13m x 2.69m) Garage is en bloc to the rear of the property, access is via a driveway to the front of the property. The Garage is currently being used as a home gym.

**PARKING** Parking to the front of the building is on a first come-first serve basis.



**Tenure:** Share of Freehold

**Local Authority:** Folkestone & Hythe District Council

