

Laing Bennett
INDEPENDENT ESTATE & LETTING AGENTS

43 Alexandra Corniche, **Hythe**, Kent, CT21 5RW

Guide Price £325,000

EPC RATING = C

No Chain

A well-appointed modern town house, situated in the sought after location of the Alexandra Corniche on hillside above the Sandgate esplanade. The property is well presented throughout and provides spacious and flexible accommodation over three floors. Comprising: ground floor; entrance hall, cloakroom/WC, bedroom four/reception room, utility/store room. To the first floor; living room with balcony to the front, dining room and kitchen. To the second floor; three bedrooms, en suite shower room and a main bathroom. Outside; driveway, garage and rear courtyard garden. No forward chain. EPC RATING = C



Situation

This property is located in a sought after road 'Alexandra Corniche' on the hillside above Sandgate. Hythe town centre is Approx. 2 miles and Folkestone town centre and the Leas Promenade is Approx. 3 miles. Folkestone West railway station provides regular High Speed services to London St Pancras with an average journey time of 53 minutes.

The accommodation comprises:

Ground floor

Storm porch

Courtesy light | Storage cupboard/bin store | Entrance door to:

Entrance hall

Mains wired smoke alarm | Radiator | Doors to:

Cloakroom/WC

Low level WC | Wash hand basin | Extractor fan | Radiator

Bedroom four/reception room 18'1" x 8'7" (5.51m x 2.62m)

Front aspect | UPVC double glazed window | TV & telephone points | Coved ceiling | Radiator

Utility room/store room 17'2" x 7'11" (5.23m x 2.41m)

A good sized store room with utility space | Space for freezer

First floor

Landing

Staircase to second floor | Coved ceiling | Radiator | Doors to:

Living room 16'9" x 10'4" (5.11m x 3.15m)

Front aspect | French doors opening out onto balcony | UPVC double glazed windows to both sides of the french doors | Glimpses between neighbouring properties towards the English Channel | Feature fireplace surround | TV point | Wall lights | Coved ceiling | Radiator

Balcony

Attractive balcony | black post and rails with glass inserts | Decking boards | Space for table and chairs

Dining room 13'3" x 7'5" (4.04m x 2.26m)

Rear aspect | UPVC double glazed door with matching side panels leading to rear garden | Wall lights | Radiator | Coved ceiling | Door to:

Kitchen 9'2" x 8'1" (2.79m x 2.46m)

Rear aspect | UPVC double glazed window | A range of cream fronted kitchen units, base units comprising cupboards and drawers with work surface over incorporating stainless steel 1 and 1/4 bowl sink | Matching wall cabinets | Built in electric oven | Four ring gas hob, stainless steel splashback and extractor canopy with fan and light | Vinyl flooring | Wall cabinet housing gas boiler | Integral units including fridge freezer and dishwasher | Space and plumbing for washing machine | Spotlights | Radiator

Second floor

Landing

Airing cupboard housing hot water cylinder | Covered ceiling | Radiator | Smoke alarm | Doors to:

Master bedroom 11'11" x 10'4" (3.63m x 3.15m)

Front aspect | UPVC double glazed window, views towards the English Channel | Ceiling light and wall lights | Double wardrobe with hanging rail | Covered ceiling | TV/SAT/FM point | Telephone point | Radiator | Door to:

En suite shower room

A matching white suite comprising: low level WC, pedestal wash hand basin and walk in shower cubicle with wall tiling and thermostatically controlled shower | Extractor fan | Shaver point | Radiator

Bedroom two 9'7" x 7'10" (2.92m x 2.39m)

Rear aspect | UPVC double glazed window | Covered ceiling | radiator

Bedroom three 8'10" x 8'3" (2.69m x 2.51m) into alcove

Rear aspect | UPVC double glazed window | Alcove with shelving and hanging rail | Loft hatch | Covered ceiling | Radiator

Bathroom

Opaque UPVC double glazed windows to the side | A matching white suite comprising: low level WC, pedestal wash hand basin and panelled bath | Part wall tiling | Extractor fan | Radiator

Outside

Front

Stone and shingle borders with shrubs | Path to the porch and entrance door

Driveway

Tarmac driveway | Parking for 2-3 vehicles | Leading to:

Attached garage 16'9" x 8'8" (5.11m x 2.64m)

Up and over door | Eaves storage | Power and light

Rear courtyard garden

An enclosed courtyard area | Laid to patio across the rear of the property | Retaining wall at the rear | Outside water tap | Side access gate

Development service charge

The development has some communal areas which are looked after by a management company and there is a maintenance charge: last year this was £284.85, paid half yearly

Council Tax Band E (Shepway District Council)

Drainage Mains drainage

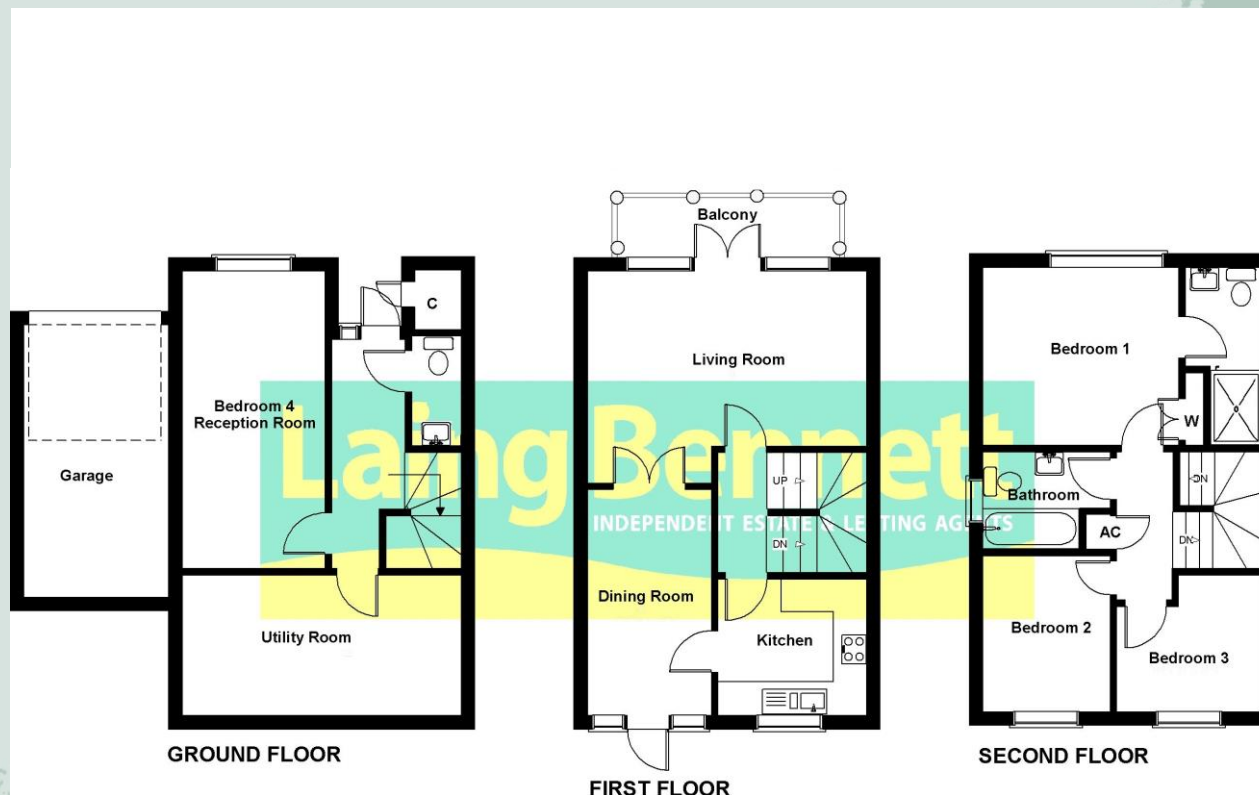
Heating Gas

Tenure Freehold

Postcode CT21 5RW

Viewings Strictly by appointment only - Property Reference

LB2_001373



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY.
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
www.potterplans.co.uk



Need to Book a Viewing?

If you would like to view this property please contact our Hythe branch on 01303 264846 or hythe@laingbennett.co.uk

Directions

For directions to this property please contact us

Hythe

01303 264846

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			88
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			86
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	