



**Price**  
**£460,000**

**Freehold**

4x  3x  2x 

**Alexandra Corniche,**  
**Seabrook, Kent, CT21**

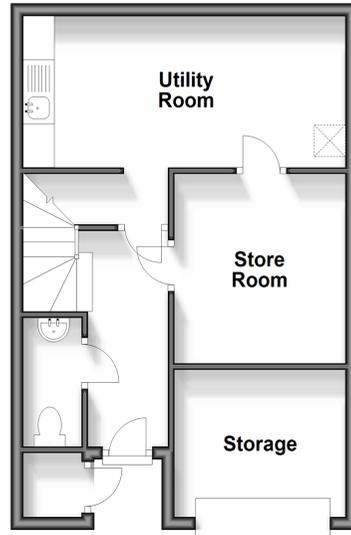
**OVER 60?**

Secure this property  
for up to **59% less!**

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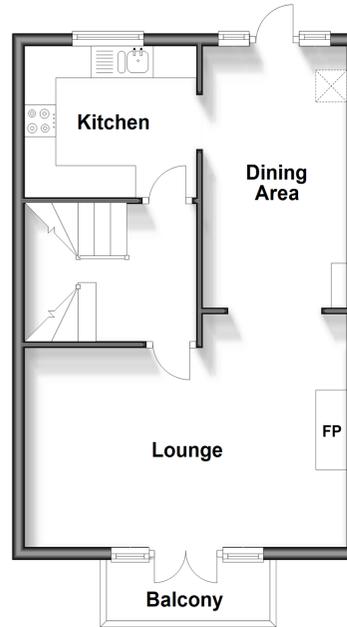
### Ground Floor

Approx. 39.2 sq. metres (421.5 sq. feet)



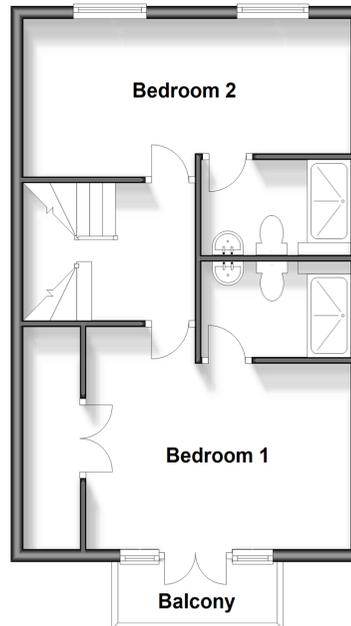
### First Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



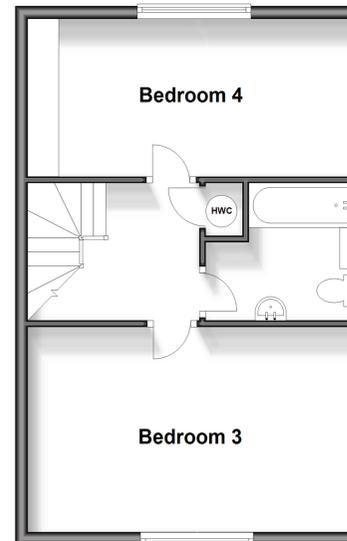
### Second Floor

Approx. 43.9 sq. metres (472.8 sq. feet)



### Third Floor

Approx. 42.5 sq. metres (457.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Store Room: 9'9 x 8'8 (2.97m x 2.64m)

Cloakroom

Utility Room: 17'0 x 7'8 (5.19m x 2.34m)

### FIRST FLOOR

Landing

Kitchen: 9'1 x 8'2 (2.77m x 2.49m)

Dining Area: 13'9 x 7'6 (4.19m x 2.29m)

Lounge: 16'11 (5.16m) x 12'9 (3.89m)  
narrowing to 10'4 (3.15m)

Balcony

### SECOND FLOOR

Landing

Bedroom 1: 14'2 x 10'1 (4.32m x 3.08m)

Balcony

En-Suite Shower Room

Bedroom 2: 16'9 x 8'2 maximum (5.11m x 2.49m)

En-Suite Shower Room

### THIRD FLOOR

Landing

Bedroom 3: 16'9 x 10'5 (5.11m x 3.18m)

Bedroom 4: 16'9 x 8'3 (5.11m x 2.52m)

Bathroom: 7'9 x 7'3 (2.36m x 2.21m)

### OUTSIDE

Off Road Parking

Storage

Front & Rear Gardens



## Main features

- Amazing family home with double bedrooms, two with en-suite shower rooms
- Sea glimpses from bedrooms 1 and 3
- Low maintenance rear garden
- Garage has been partitioned into an outside storage and internal store room
- Large utility room, two balconies to relax on and soak up the sun



### Nearest Schools

Primary Schools: Seabrook C of E Primary 0.4 miles, Folkestone, St Martin's C of E Primary 1.3 miles

Secondary Schools: The Folkestone School for Girls 1.9 miles, The Harvey Grammar School 2.8 miles



### Transport Information

Train Stations: Folkestone West High Speed Link 2.7 miles, Folkestone Central 3.0 miles, Sandling 3.4 miles



### Address

Alexandra Corniche, Seabrook, Kent, CT21



### Directions

For directions to this property please contact us.



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Helping you move forwards

Call Hythe Branch 01303 267473 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: C(75) POTENTIAL: B(87)

12824635/20240309/MB/MARK