



Flat 2, 1 Olivia Court Court Road Hythe. CT21 5FD

Offers In Excess Of **£500,000**



- Modern purpose built apartment
- Two double bedrooms
- Wrap around balcony enjoying direct sea views
- Master bedroom with en suite
- Under croft garaging with one allocated parking space

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



Situated in an enviable location directly fronting the promenade and having superb sea views Seabrook offers a general store/garage together with a newsagents with grocery facility. The promenade gives easy access by foot or cycle in to the pretty seaside village of Sandgate which offers an eclectic collection of antique shops curio shops together with village store cafes public houses and eating establishments. Carrying on in an Eastward direction is the coastal park and Harbour Arm at Folkestone which has had substantial investment in recent years and now offers a selection of pop up restaurants and drinking places together with a champagne bar in the former lighthouse the recently refurbished railway bridge which spans the Harbour leads to the award winning Rock Salt restaurant and sandy beach. In a Westward direction is the Cinque Port town of Hythe which can be easily accessed by car or along the promenade or historic Royal Military Canal by foot. The town offering the all important Waitrose store together with Aldi and Sainsburys. The town offers a good selection of independent shops. 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 stations giving access to London St Pancras in just over fifty minutes.

A newly refurbished two bedroom modern purpose built apartment within a gated community enjoying an open plan living area with bi fold doors opening directly to a wrap around balcony enjoying direct sea views there is also a master suite with en suite shower room further double bedroom together with family bathroom. The apartment has a newly fitted kitchen bathroom en-suite & flooring throughout & is serviced by under floor heating with separate thermostats to all main rooms; the property also benefits a ventilation system throughout and being sold with no onward chain.

COMMUNAL ENTRANCE HALL

leading to private entrance lobby with oak finish door with feature inlay & entry phone

RECEPTION HALL (10' 7" x 6' 1") or (3.23m x 1.85m)

with wood effect laminate flooring cupboard housing underfloor heating manifold RCD fuse box greenwood central Airvac

OPEN PLAN LIVING/KITCHEN AREA (13' 8" x 22' 6") or (4.16m x 6.86m)

Comprising of

KITCHEN

a selection of high and low kitchen cabinets laminate worktops integrated fridge freezer integrated electric fan assisted oven four ring induction hob extractor fan over integrated washer/dryer two ceramic sinks with double glazed window over looking to side cupboard housing gas fired boiler

LIVING AREA

with double glazed floor to ceiling window overlooking side south facing double glazed bi fold doors with stunning sea views over English Channel & leading out onto

WRAP AROUND BALCONY

with wood decking glass balustrade with stunning sea views over English Channel

MASTER SUITE

comprising

BEDROOM (11' 8" x 13' 11") or (3.55m x 4.23m)

with wood effect laminate flooring double glazed floor to ceiling windows with direct sea views fitted double wardrobes with hanging rails & shelving over

EN-SUITE (5' 4" x 8' 8") or (1.63m x 2.63m)

with wood effect laminate flooring Grohe hand basin with mixer tap over Grohe WC walk in shower cubicle with sliding glass door and rainfall shower with separate hand attachment and acrylic panelling towel radiator

BEDROOM 2 (14' 5" x 10' 10") or (4.40m x 3.30m)

with wood effect laminate flooring double glazed floor to ceiling window overlooking side

BATHROOM (5' 6" x 8' 1") or (1.67m x 2.47m)

with wood effect laminate flooring Grohe hand basin with mixer tap over Grohe WC panelled bath with shower screen shower over and acrylic panelling towel radiator

OUTSIDE

Under croft garaging with one allocated parking space bin store. Communal gardens laid to lawns with planting.

Tenure - Leasehold

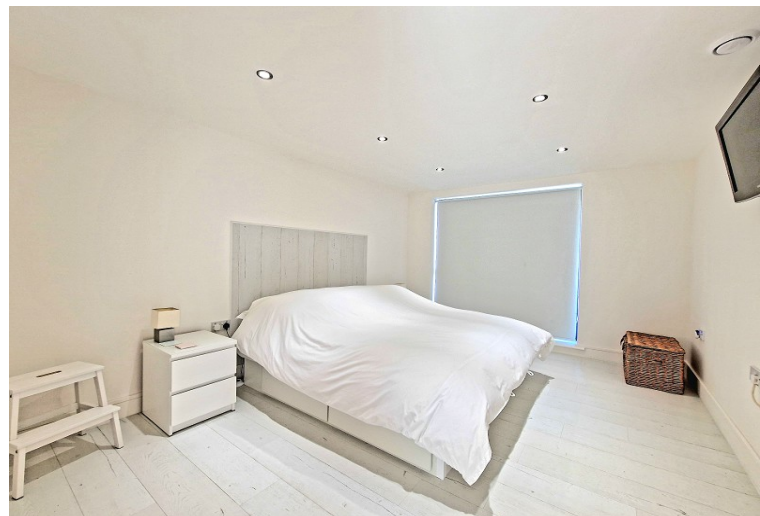
Council tax - Band D

Local Authority - Folkestone & Hythe District Council


Lease Length - 999 Years from new

Maintenance Fee - £1,188.33 Per annum

Ground Rent - £325 Per Annum (Fixed until December 2029)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(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.