



Apartment 9, 2 Olivia Court, Court Road, Hythe. CT21 5FD

Guide Price **£425,000**



- Modern second floor purpose built apartment
- Stairs and lift
- Two double bedrooms
- Balcony with direct sea views
- Allocated parking space
- No onwards chain

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





Situated in an enviable location a stones throw from 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 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 two bedroom modern purpose built apartment within a gated community enjoying an open plan living/kitchen/diner with bi fold doors opening directly to a balcony (also accessed via bedroom two) enjoying direct sea views, there is also a master bedroom with en suite shower room, further double bedroom, family bathroom and utility room. The apartment enjoys sea views from both bedrooms and living room & is serviced by under floor heating with separate thermostats to all main rooms; the property also benefits a ventilation system throughout. An early viewing is highly recommended.



## COMMUNAL ENTRANCE HALL

with stairs and lift leading to

## SECOND FLOOR

### ENTRANCE PORCH

with engineered wood flooring, entry phone, door leading into

### SPACIOUS RECEPTION HALL

with engineered wood flooring

### OPEN PLAN LIVING ROOM/ KITCHEN/DINER

with engineered wood flooring, comprising off

### KITCHEN

with a selection of high and low modern kitchen cabinets, stone worktops with matching up stands, cupboard housing gas fired combination boiler, inset stainless steel sink with mixer taps over, integrated dishwasher, double glazed windows with views to sea, integrated fan assisted oven with four ring gas hob and extractor fan over, integrated fridge freezer

### LIVING/DINING ROOM

with double glazed bifold doors which open all the way across with stunning views to sea and allowing access onto

### BALCONY

with wood decking, glass balustrade with powder coated handrails

### BEDROOM

with built in mirrored wardrobes with hanging rail and shelving over, floor to ceiling double glazed windows with beautiful views to sea, canal and across to Hythe

### EN-SUITE

with modern tiling floor to ceiling, hand basin with mixer taps over and modern storage cabinet under, wall hung WC with concealed cistern, mirror with built in led lighting, walk in shower with rainfall shower and separate hand attachment, stainless steel towel radiator

### BEDROOM

with built in mirrored wardrobes with hanging rail and shelving over, floor to ceiling double glazed window with door to side with stunning views to sea and allowing access out onto balcony

### BATHROOM

with modern tiling floor to ceiling, tiled front bath with glass shower screen and shower over, wall hung WC with concealed cistern, hand basin with mixer taps over and modern storage cabinet under, mirror with built in led lighting, stainless steel towel radiator





## UTILITY ROOM

with engineered wood flooring, low level kitchen units, wood effect laminate worktops with matching up stands, one bowl stainless steel sink with mixer tap over, wall mounted RCD fusebox, wall mounted air filtration unit, space for freestanding washing machine, underfloor heating manifold

## 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** - TBC

**Maintenance Fee** - TBC

**Ground Rent** - TBC

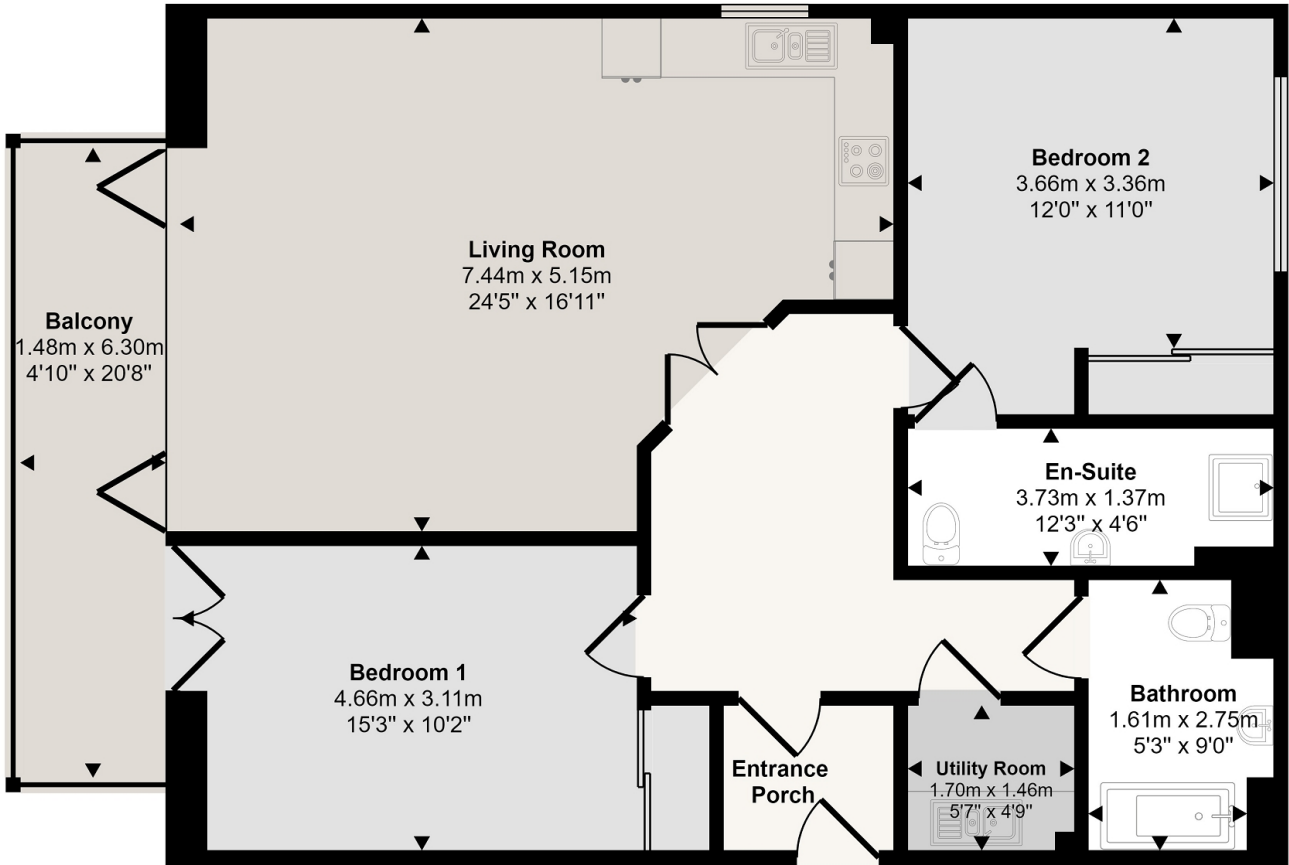








Approx Gross Internal Area  
95 sq m / 1019 sq ft



Floorplan

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+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.