



Flat 7, Coast, 55a Seabrook Road, Hythe, Kent, CT21 5QE

EPC Rating = B

Guide Price £995,000





Welcome to this wonderful penthouse, occupying the entire top floor and offering modern yet timeless spacious accommodation. Sit back on your large balcony with the sunlight streaming down while you take in the most magnificent views over the golf course, countryside and the English Channel with France in the distance. Penthouse Comprises: Hallway with exclusive lift access to open plan triple aspect living space, with full length windows providing amazing views and sliding doors to the balcony providing those breathtaking views. The living area has an impressive 'Contura' log burner and bespoke 'Thoroughly Wood' media storage unit. A glazed door leads to the temperature controlled wine store. Dining area, high quality contemporary fitted kitchen with integral appliances and separate island. The main bedroom has access to the balcony, fitted wardrobe and door to en suite bath shower room/WC. Bedroom two has a fitted wardrobe and access to the balcony, bedroom three with extensive fitted wardrobe range, bathroom/WC with utility cupboard, study. Outside - Large balcony with newly laid composite decking with plenty of space for entertaining friends and family. Well maintained communal gardens, one allocated parking space and visitor parking. EPC RATING = B

Guide Price £995,000

Tenure Leasehold Share of Freehold

Property Type Penthouse

Receptions 1

Bedrooms 3

Bathrooms 2

Parking Allocated

Heating Gas

EPC Rating B

Council Tax Band F

Folkestone And Hythe District Council



Situation

The property is set well back on Seabrook Road close to beach and the Royal Military Canal which offers superb towpath walks and a cycle path. It is a level walk to the centre of Hythe which offers amenities including; Waitrose, Sainsbury's and Aldi, a wide variety of independent shops and larger retailers, doctors surgeries and dentists, swimming pool and leisure facilities, sports grounds and clubs and public houses and restaurants. The Port town of Folkestone is approximately 3.5 miles to the East and is the home of 'The Creative Quarter' which boasts a thriving collection of Artist's studios and creative businesses, as well as a wide range of amenities such as Shopping centre, Supermarkets, independent shops, restaurants and leisure facilities, Folkestone benefits from the recently restored Harbour Arm which has become a food, drink and entertainment destination for the town and its visitors. There are nearby local primary schools and secondary schooling being available in nearby Saltwood and both boys' and girls' grammar schools in Folkestone. There is also a bus route close by. There is a mainline railway station at Folkestone with a High-Speed service to London. There is also good access to the Channel Tunnel terminal and the M20 connection to the motorway network.

The accommodation comprises

Communal entrance with lift and stairs to penthouse

Lift

1.69m x 2.52m (5' 7" x 8' 3")

Hallway

Cloak cupboard

1.70m x 1.00m (5' 7" x 3' 3")

Living/Dining/Kitchen

Kitchen area

3.79m x 3.80m (12' 5" x 12' 6")

Dining area

4.48m x 3.29m (14' 8" x 10' 10")

Living area

5.22m x 7.10m (17' 2" x 23' 4")





Cool wine store

1.38m x 1.70m (4' 6" x 5' 7")

Bedroom one

4.02m x 4.01m (13' 2" x 13' 2") with door to:

En suite bath/shower room/WC

1.67m x 3.42m (5' 6" x 11' 3")

Bedroom two

3.73m x 4.02m (12' 3" x 13' 2")

Bedroom three

3.27m x 3.70m (10' 9" x 12' 2")

Study

2.38m x 2.58m (7' 10" x 8' 6")

Bathroom/WC with utility cupboard

2.27m x 2.49m (7' 5" x 8' 2")

Outside and parking

Landscaped gardens, communal bike store and communal bin store. Each apartment has one allocated space and allocated parking for residents and visitors

Large balcony

23.31m x 8.70m (76' 6" x 28' 7") with glazed balustrades and newly installed composite decking enjoying panoramic unrivalled views

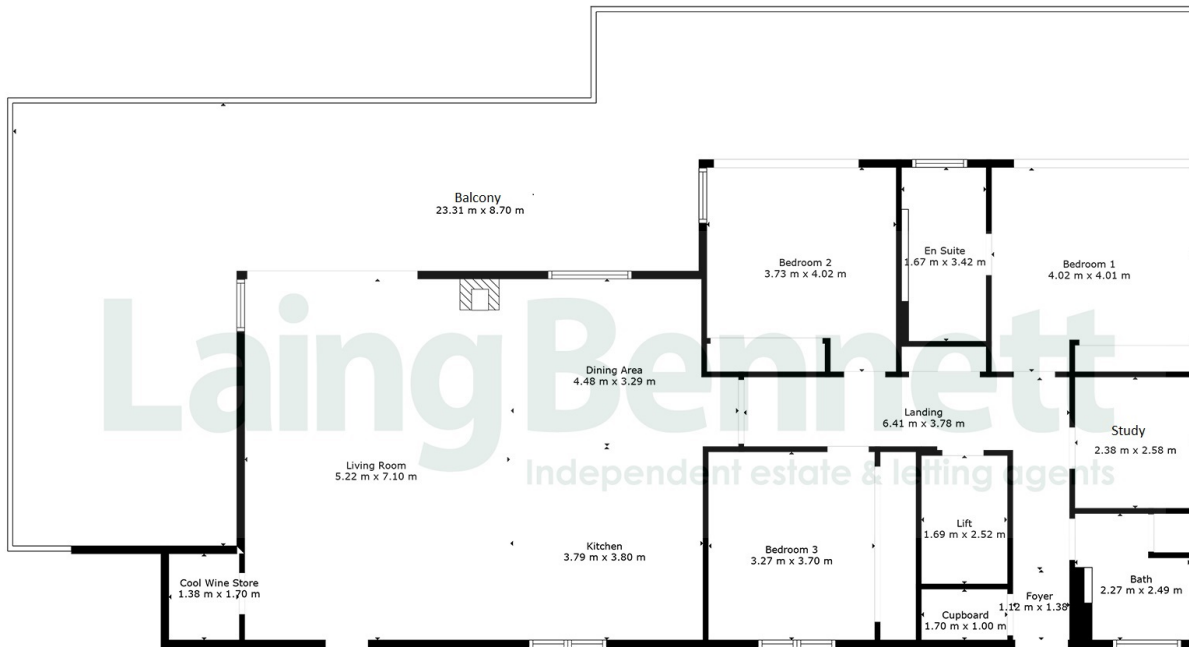
Tenure

Leasehold and share of freehold

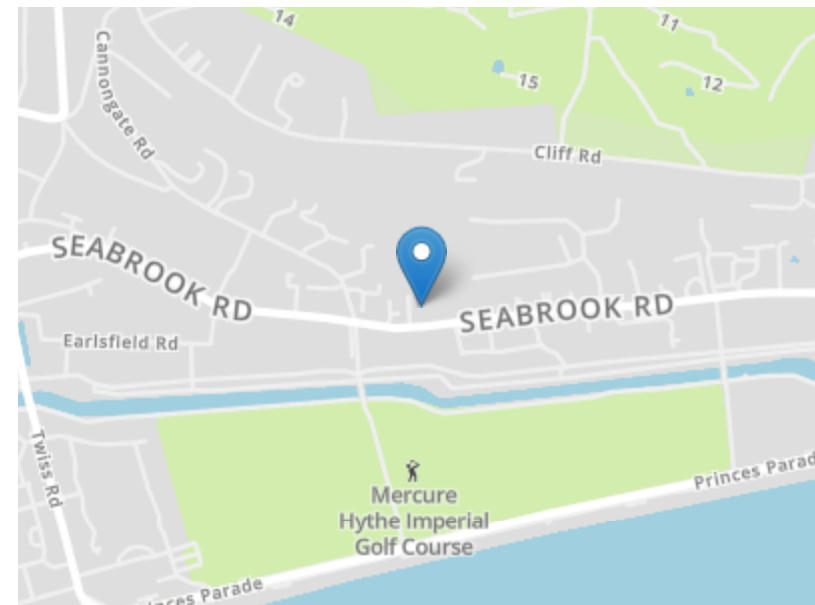








TOTAL: 150 m2
 FLOOR 1: 150 m2
 EXCLUDED AREAS: COOL WINE STORE: 2 m2, LIFT: 4 m2, BALCONY: 101 m2
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



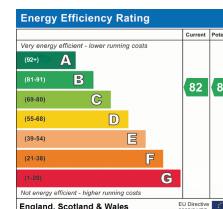
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