

The Penthouse, Block 1, Olivia Court, Court Road, Hythe, Kent, CT21 5FD

Guide Price £2,000,000

EPC RATING: C

Penthouse
Apartment
250 sqM

Experience luxury coastal living in this newly constructed penthouse apartment, offering an impressive 250 square meters of sophisticated living space within a gated community, accessed directly via a smart lift. Step into the apartment and be greeted by a stylish entrance hall leading into a spacious reception hall illuminated by a stunning feature roof light window. The open plan living area is a masterpiece, boasting panoramic views of the English Channel and the historic Royal Military Canal stretching out towards Hythe. The large frameless glass doors fully open to provide a seamless connection between the indoor and outdoor spaces. A sizable sun terrace that maximizes the breathtaking coastal vista. The luxury bespoke fitted 'Tom Howley' kitchen is a chef's dream, featuring high-end 'Wolf' ovens, a substantial stainless steel Sub-Zero wine fridge with backlit freezer drawers, and matching fridge units with additional freezer drawers. A separate utility room houses a washing machine and air pump tumble dryer for added convenience. The apartment offers versatile spaces, including a study that can serve as a fourth bedroom. The master suite is a retreat in itself, complete with a bedroom, stunning bespoke fully fitted walk-in wardrobe, en suite bathroom, and a private sun terrace. Two additional guest suites feature built-in wardrobes, en suite bathrooms, and extra sun terrace off bedroom three. Modern comforts abound with gas-fired underfloor heating. Floor coverings range from luxurious porcelain marble effect tiling to deep pile carpets in the bedrooms. The doors and skirting boards are crafted by 'Deuren', adding a touch of elegance. Outside, under the building is a garage with two allocated parking spaces, bike storage, a storage cupboard, and a bin storage area. Communal gardens at the rear of the block provide a serene outdoor retreat. EPC RATING = C



Approximate Gross Internal Area (Excluding Balconies, Lift, Outer Hall and Basement Cupboard) = 254 sq m / 2736 sq ft
Balconies = 69 sq m / 741 sq ft

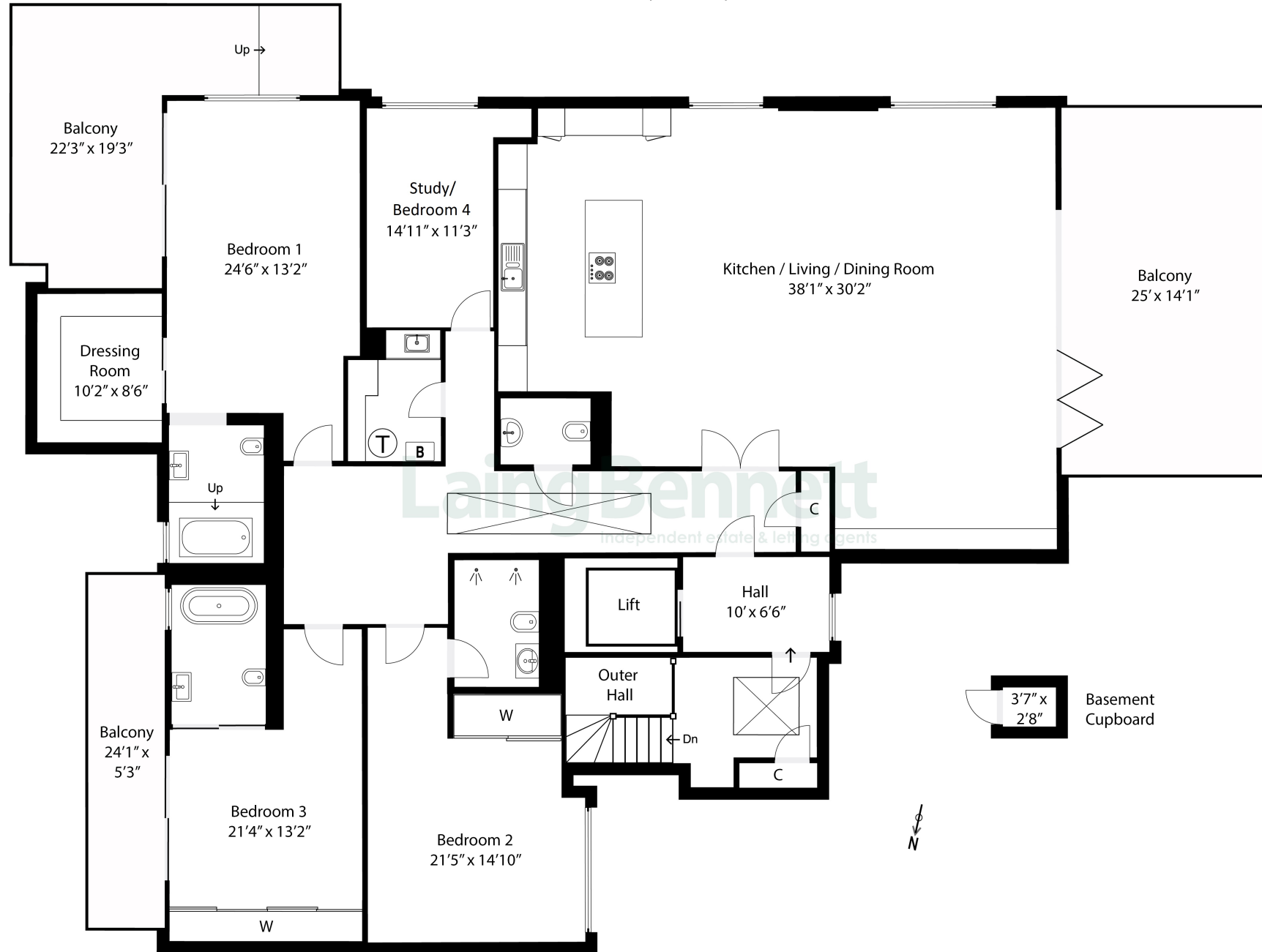


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.

Situation

This Penthouse apartment is situated in the exclusive seafront development 'Olivia Court' in the heart of Seabrook. The bustling Cinque Port of Hythe is situated approximately 1.2 miles to the West 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 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 is a mainline railway station at Folkestone (Approx 3.3 miles) and Sandling Station' (Approx. 2.8 miles) with a direct connection to the High-Speed service to London Stratford and St Pancras stations with an Approx. journey time of 53 minutes. Ashford International and Eurostar (Approx 16 miles) with services to Paris and Brussels. Channel Tunnel terminal is (Approx. 3.4 miles) The M20 connection to the motorway network is (Approx. 3.8 miles).

The Accommodation comprises

Outer hall & Stairs

Inner hall & Lift with private access to the Penthouse floor

Reception hall

Open plan Kitchen/Living/Dining room

38' 1" x 30' 2" (11.61m x 9.19m)

Main Balcony

25' 0" x 14' 1" (7.62m x 4.29m)

Bedroom one

24' 6" x 13' 2" (7.47m x 4.01m)





Bedroom one balcony

22' 3" x 19' 3" (6.78m x 5.87m)

Dressing room

10' 2" x 8' 6" (3.10m x 2.59m)

Bedroom one en suite shower room

Bedroom two

21' 5" x 14' 10" (6.53m x 4.52m)

Bedroom two ensuite shower room

Bedroom three

21' 4" x 13' 2" (6.50m x 4.01m)

Bedroom three balcony

24' 1" x 5' 3" (7.34m x 1.60m)

Bedroom three en suite bathroom

Bathroom four

Utility room

Cloakroom/WC

Outside

Under the building is a garage with two allocated parking spaces, bike storage, and a bin storage area

Storage cupboard

3' 7" x 2' 8" (1.09m x 0.81m)

Communal gardens at the rear of the block

Lease information

Lease - a new 999 year lease.

Service charge - Approx. £1,900.00 per annum.

Share of Insurance separately charged.

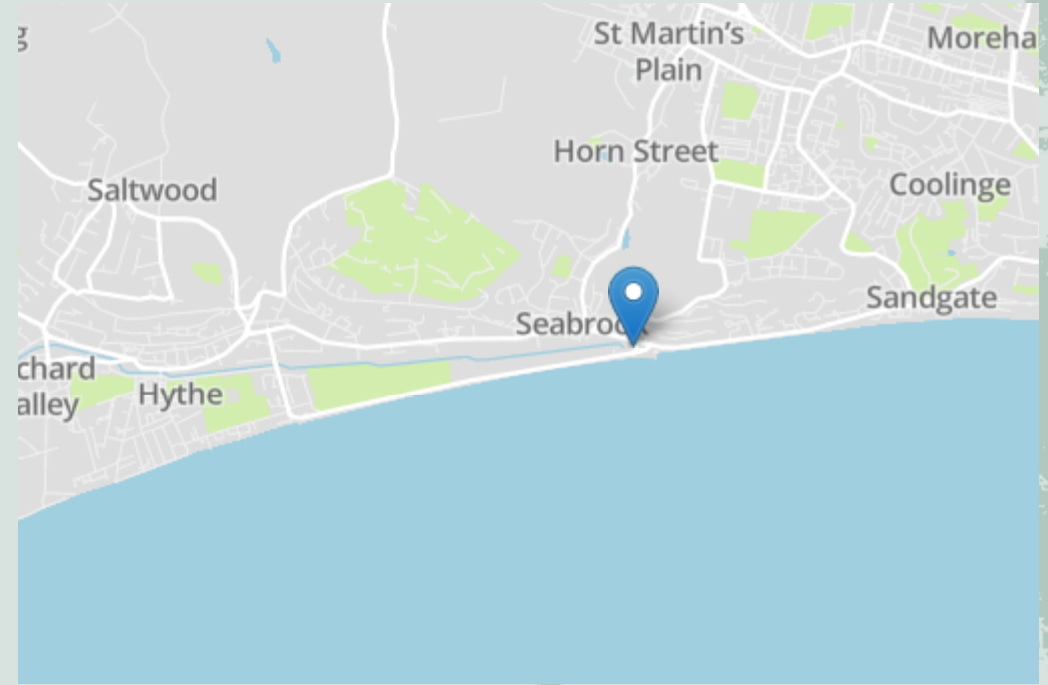
No Ground rent.

Heating

Gas







Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

Lyminge

01303 863393

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www.laingbennett.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	79	79
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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