

Live the coastal dream in this stunning luxury two-bedroom apartment offering exceptional living space which has been meticulously updated to the highest standards, while enjoying a prime location right next to the beach. Accommodation comprises a communal entrance hall which is a well-maintained entry space that leads to the apartment. The entrance door leads to the entry lobby, large welcoming hallway that enhances the feeling of space within the apartment. An expansive open-plan area combining the kitchen, living, and dining spaces, perfect for modern living and entertaining and featuring bi-folding full length glazed doors leading to the balcony, luxurious main bedroom with an en-suite shower room/WC offering privacy and convenience. Bedroom two is comfortable and well-proportioned being, ideal for guests or as a home office, high quality stylish bathroom/WC. Outside: A generously sized 'wrap around' balcony provides outdoor space with spectacular views of the seascape. Secure, undercroft parking, offering protection and convenience. A dedicated storage area for bicycles, which comes in handy with the promenade on 'your doorstep'. Beautifully maintained shared gardens, offer an outdoor space for residents to enjoy. EPC RATING = B

**Guide Price £485,000**

**Tenure** Leasehold

**Property Type** Apartment

**Receptions** 1

**Bedrooms** 2

**Bathrooms** 2

**Parking** Undercroft space

**Heating** Gas

**EPC Rating** B

**Council Tax** Band D

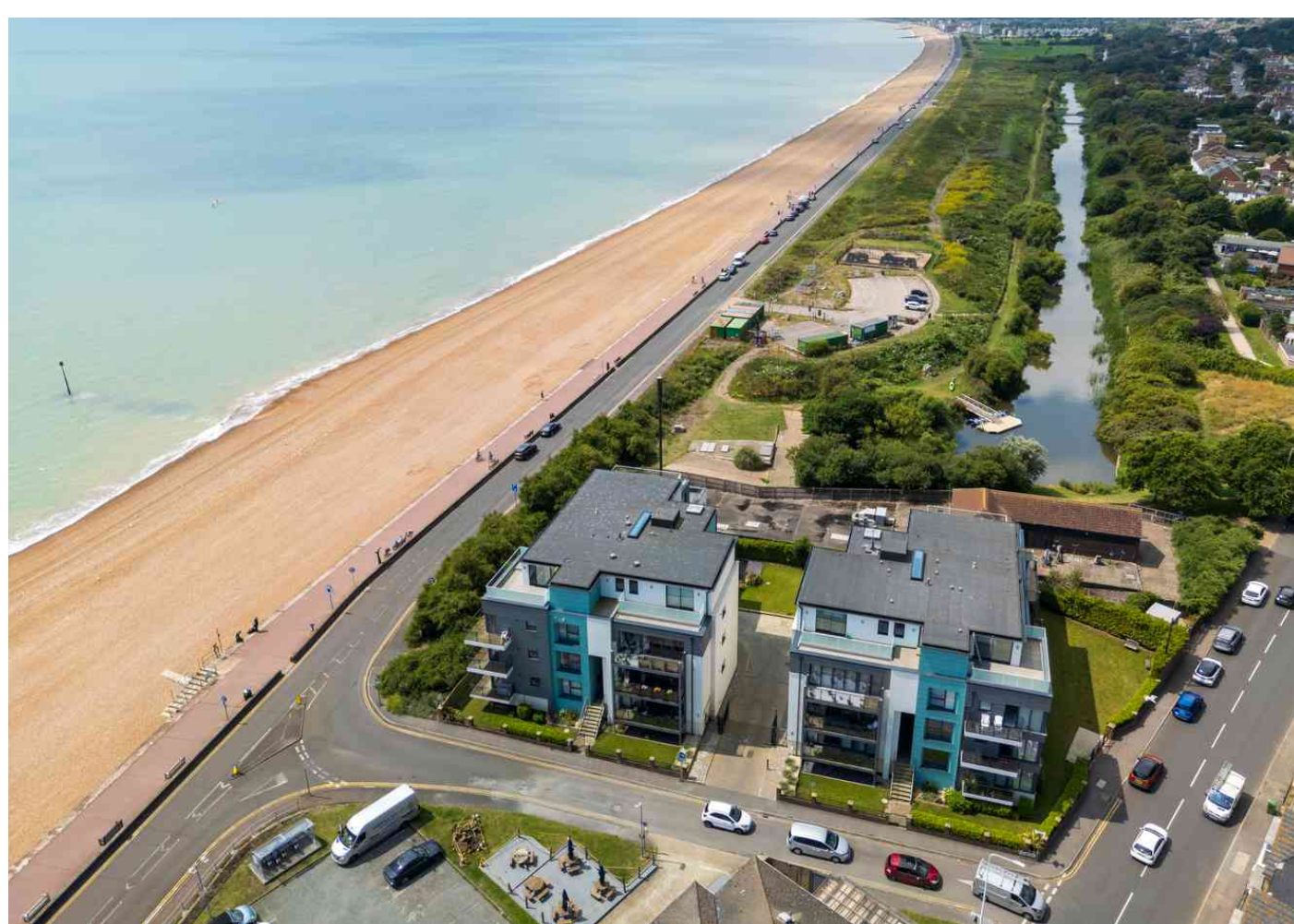
Folkestone & Hythe



## Situation

This 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. Channel Tunnel terminal is (Approx. 3.4 miles) The M20 connection to the motorway network is (Approx. 3.8 miles).

## The accomodation comprises





**Ground floor**  
**Communal entrance**

**Door leading to:**

Entrance hall

**Living/Dining/Kitchen room**

22' 11" x 18' 0" (6.99m x 5.49m)

**Large wrap around balcony**

**Bedroom one**

13' 4" x 11' 8" (4.06m x 3.56m)

**Ensuite shower room/WC**

**Bedroom two**

14' 0" x 10' 10" (4.27m x 3.30m)

**Bathroom/WC**

**Outside**

**Parking and storage**

Bicycle store - Undercroft parking which can be accessed by lift or stairs

Two storage cupboards.

**Lease information**

Lease - Approx. 990 years remaining of a 999 year lease.

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

Ground rent - Approx. £325.00 per annum.













Approximate Gross Internal Area (Excluding Balcony) = 85 sq m / 913 sq ft

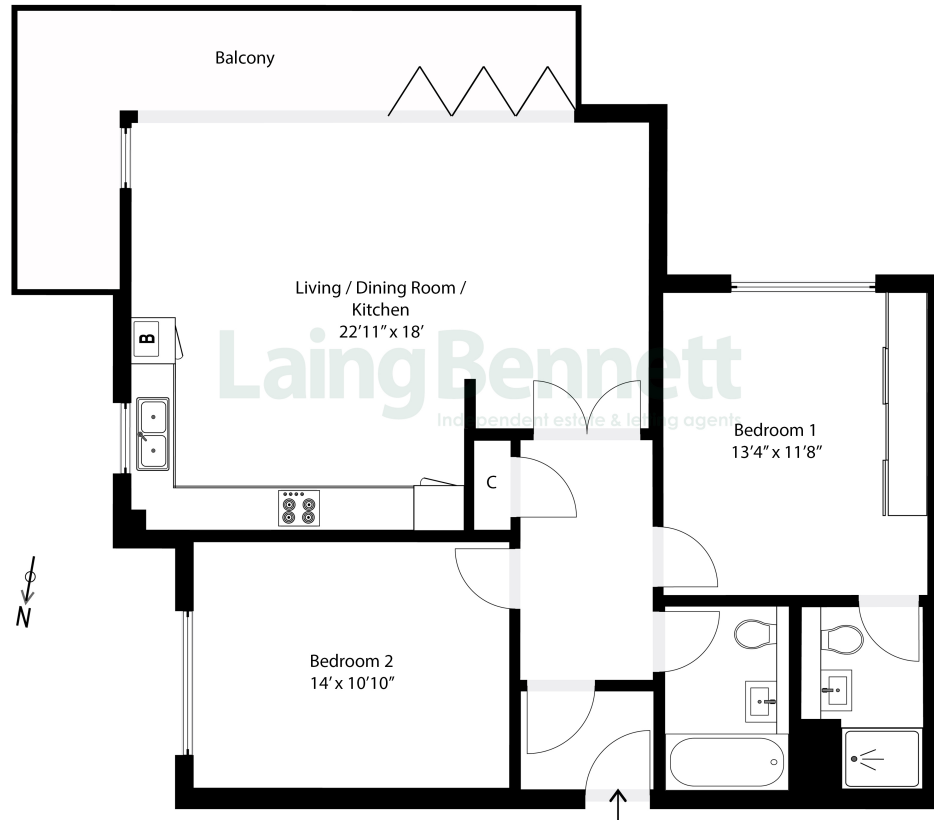
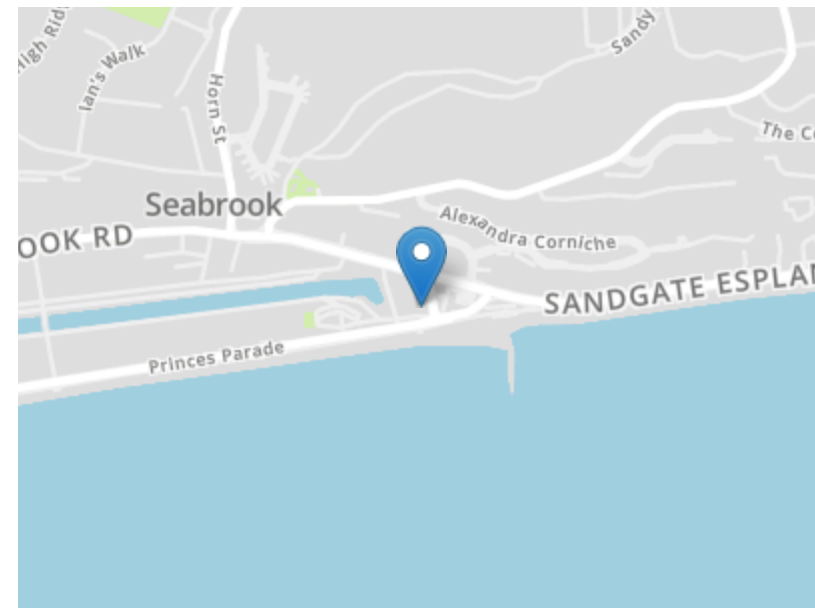


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		83	83



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