



Flat 10, Block 1, Olivia Court, Court Road, Hythe, Kent, CT21 5FD

EPC Rating = B

Guide Price £595,000





A luxurious and spacious apartment with a balcony, offering breathtaking views over the English Channel and coastline. Approached via a communal entrance hall with lift or stairs to the second floor. Inside, there is an entrance area and hallway. The open plan living space seamlessly integrates living and dining areas with a modern kitchen. Bespoke fitted TV and cabinet unit. Bi-fold doors fully open, providing access to the balcony and stunning vistas of the coastline, creating a serene backdrop for everyday living. The accommodation comprises two bedrooms, with the master bedroom featuring fitted wardrobe and an en suite shower room/WC. The second bedroom with fitted wardrobe and a main bathroom/WC complete the interior layout. Additional amenities include a store cupboard, undercroft parking space, a bicycle store, and a communal garden. EPC RATING = B

Guide Price £595,000

Tenure Leasehold

Property Type Apartment

Receptions 1

Bedrooms 2

Bathrooms 2

Parking Allocated underground

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 accommodation comprises
Communal entrance with stairs or lift**





Second floor

Communal landing

Apartment entrance

Entrance lobby

Entrance hall

Open plan living/dining/kitchen

22' 7" x 17' 11" (6.88m x 5.46m)

Balcony with direct sea views

Bedroom one

13' 5" x 11' 9" (4.09m x 3.58m)

En suite shower room

Bedroom two

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

Bathroom

Outside

Parking

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) = 84 sq m / 908 sq ft

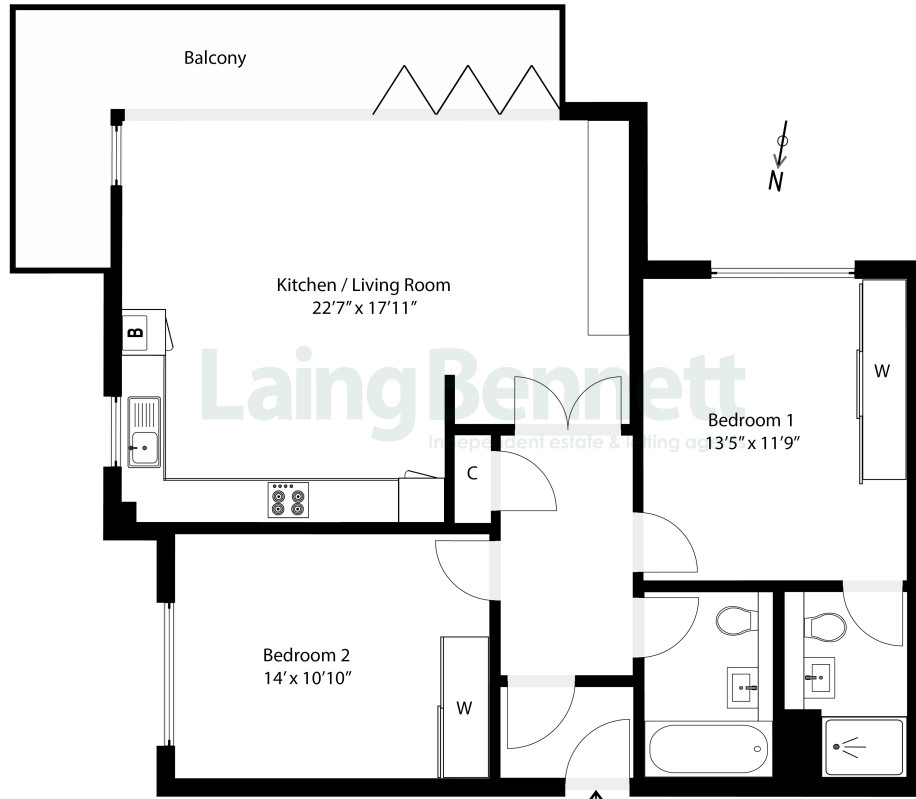
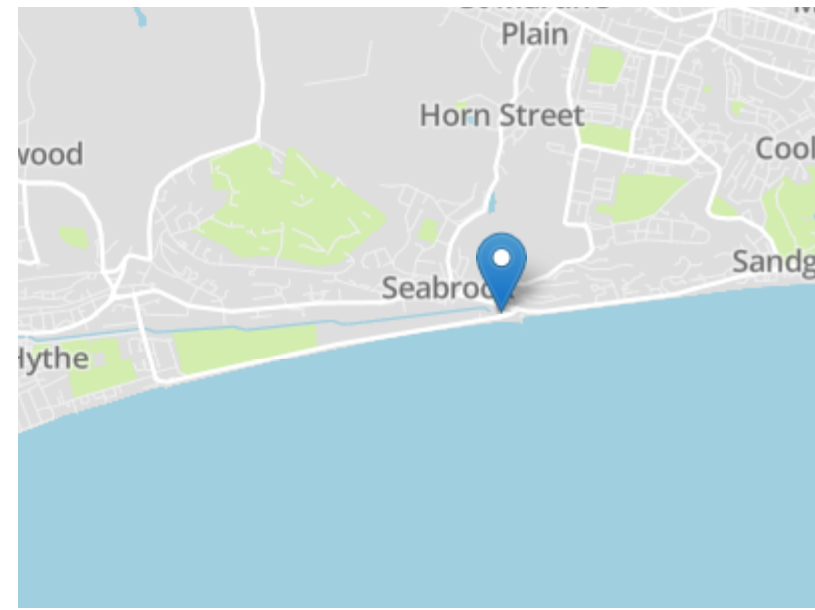


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



Need to book a viewing?

If you would like to book a viewing please contact our office on 01303 863393 or email sales@laingbennett.co.uk

See all our properties at



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	82	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

www.laingbennett.co.uk

The Estate Office
8 Station Road
Lyminge
Folkestone
Kent
CT18 8HP



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/ Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.