



Apartment 2, Block 1, Olivia Court, Court Road, Hythe, Kent, CT21 5FD

EPC Rating = B

Guide Price £495,000





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 £495,000**

**Tenure** Leasehold

**Property Type** Apartment

**Receptions** 1

**Bedrooms** 2

**Bathrooms** 2

**Parking** Undercroft space

**Heating** Gas

**EPC Rating** B

**Council Tax** Band D

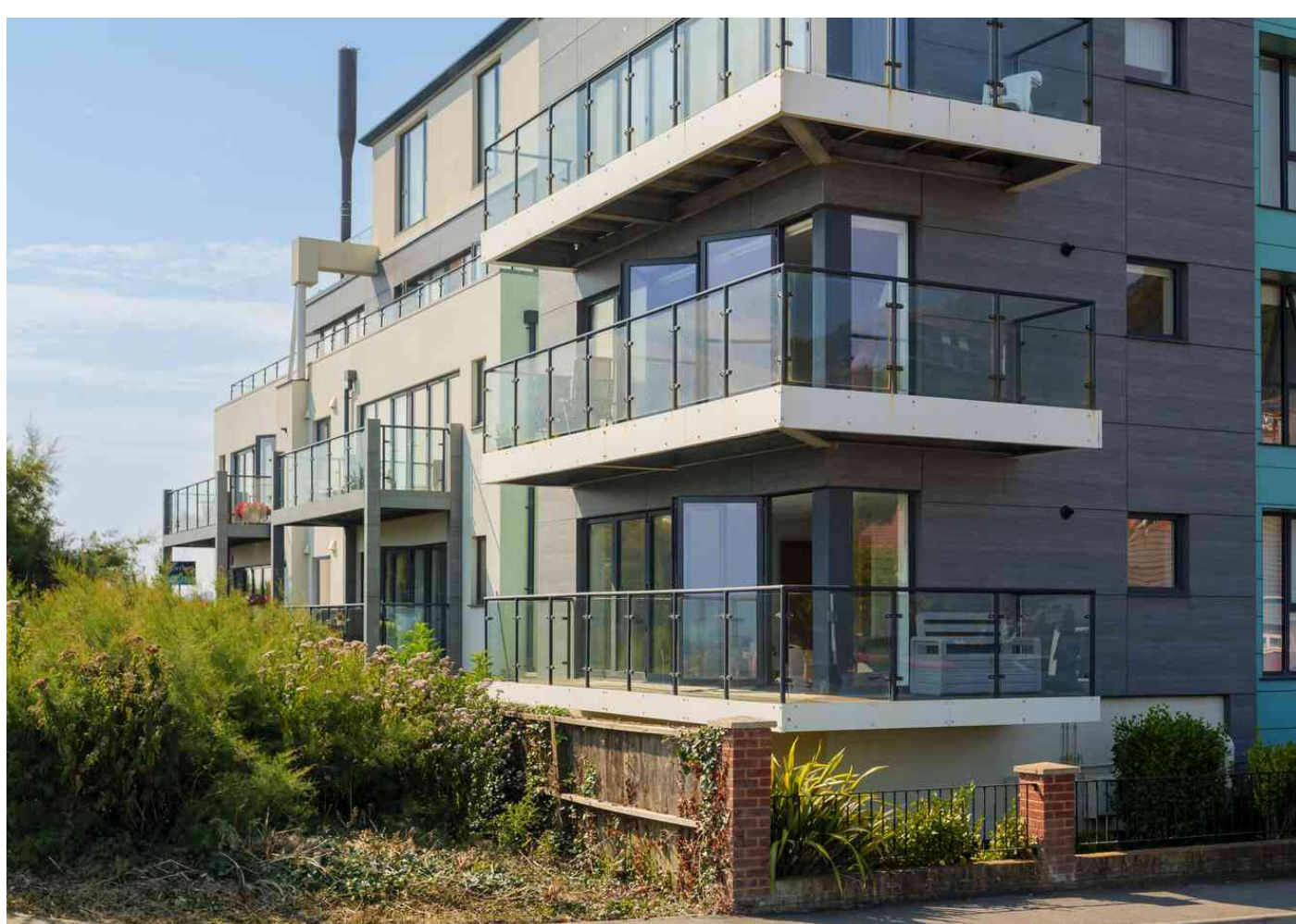
Folkestone & Hythe



## 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

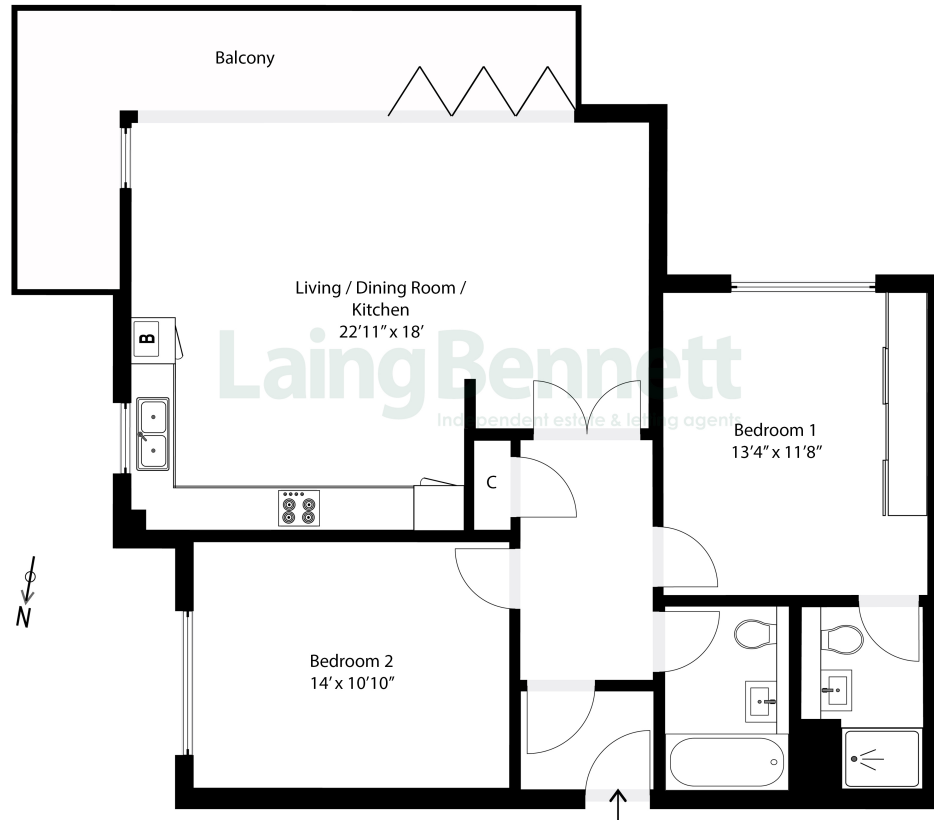
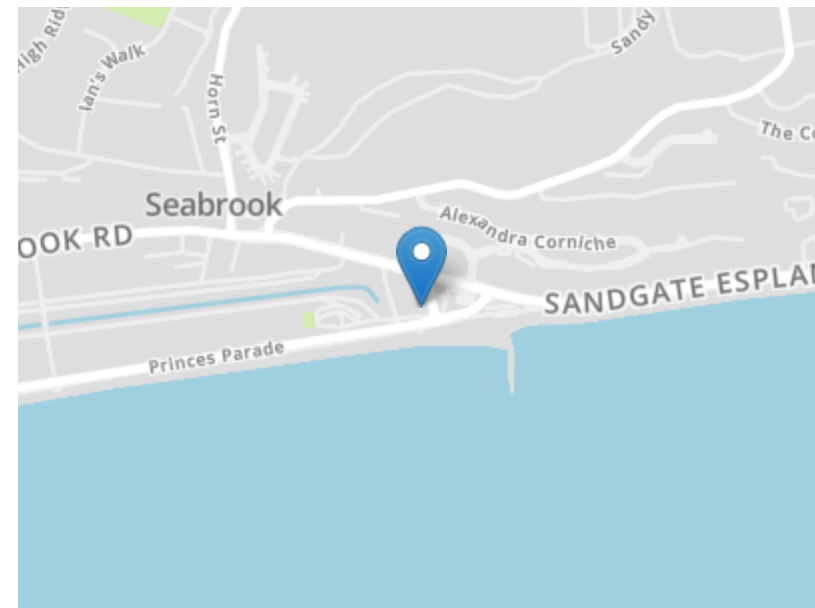


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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](mailto: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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Least energy efficient - higher running costs			
England, Scotland & Wales		83	83

[www.laingbennett.co.uk](http://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.