



Penthouse, Block 2, Olivia Court, Court Road, Hythe, Kent, CT21 5FD

EPC Rating = C

Guide Price £1,750,000





Immerse yourself in luxury coastal living with this stunning newly constructed penthouse apartment, where luxury, design, and breathtaking views converge. Don't miss the opportunity to make this extraordinary residence your own. Offering an expansive 250 square meters of living space within a gated community. Accessible via a smart lift, this residence promises exclusivity and convenience from the moment you arrive. On entering the apartment you will be captivated by the stylish entrance hall leading to a spacious reception area, bathed in natural light from a striking feature roof light window. The open plan living area is a true masterpiece, showcasing panoramic views of the English Channel and the historic Royal Military Canal extending towards Hythe. Large frameless glass doors seamlessly connect the indoors with a sizable sun terrace, maximizing the breathtaking coastal vista and inviting outdoor relaxation. The luxury bespoke 'Tom Howley' kitchen is a culinary delight, equipped with high-end 'Wolf' ovens, a substantial Sub-Zero wine fridge with backlit freezer drawers, and matching fridge units. A separate utility room houses essential appliances including a washing machine and air pump tumble dryer. The apartment offers versatile spaces, including a study that doubles as a potential fourth bedroom. The master suite is a private oasis, featuring a beautifully appointed bedroom, bespoke fully fitted walk-in wardrobe, en suite bathroom, and a private sun terrace. Two additional guest suites offer built-in wardrobes, en suite bathrooms, and an extra sun terrace accessible from the third bedroom. Modern comforts abound with gas-fired underfloor heating and luxurious floor coverings ranging from porcelain marble effect tiling to deep pile carpets in the bedrooms. The doors and skirting boards crafted by 'Deuren' add 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

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Tenure Leasehold

Property Type Penthouse

Receptions 1

Bedrooms 4

Bathrooms 3

Parking Two allocated spaces

Heating Gas

EPC Rating C

Council Tax Band H
Folkestone & Hythe



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' 4" x 30' 2" (11.68m x 9.19m)

Main balcony

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

Bedroom one

25' 6" x 13' 1" (7.77m x 3.99m)





Bedroom one balcony

22' 5" x 19' 3" (6.83m x 5.87m)

Bedroom one en suite bathroom

Bedroom two

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

Bedroom two en suite shower room

Bedroom three

21' 4" x 13' 1" (6.50m x 3.99m)

Bedroom three balcony

24' 1" x 5' 7" (7.34m x 1.70m)

Bedroom three en suite shower room

Study/bedroom four

15' 0" x 11' 3" (4.57m x 3.43m)

Utility room

Cloakroom/WC

Outside

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

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.

Agent note

The photographs are of Penthouse 1 which is furnished.







Approximate Gross Internal Area (Excluding Balconies, Lift and Outer Hall) = 255 sq m / 2742 sq ft
 Balconies = 70 sq m / 753 sq ft

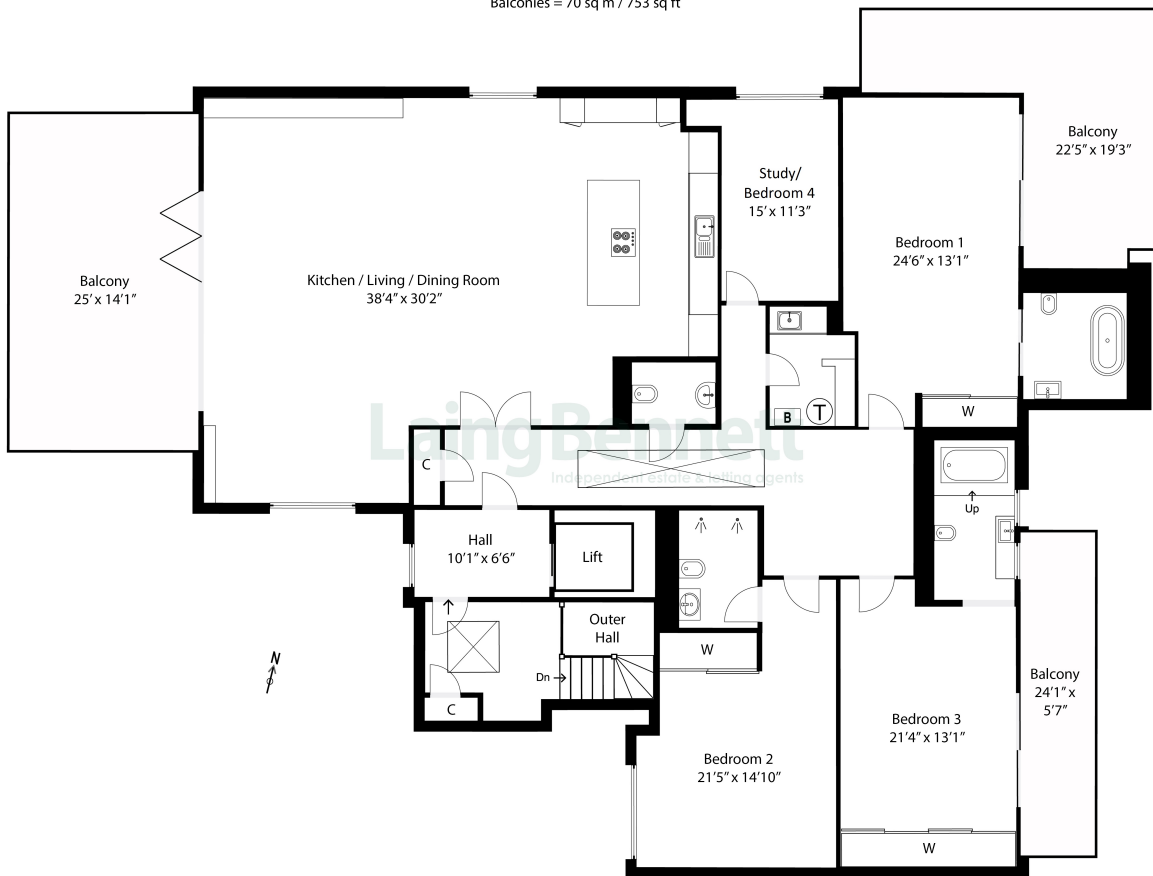
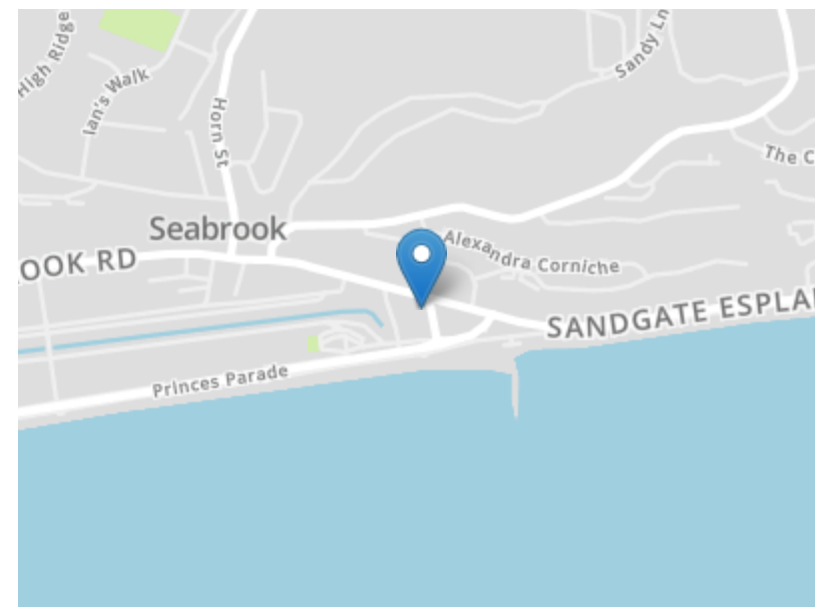


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
 Not to scale. Outbuildings are not shown in actual location.



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(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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