











A luxurious and spacious first-floor apartment with a balcony, contemporary feel in a well-positioned seafront development. This beautifully presented home is approached via a communal entrance with a lift or stairs to the first floor. Inside, a spacious entrance hall with coats cupboard. Open plan living space with a living/dining area benefiting from wood flooring and natural light streaming through large sliding doors that lead to a private balcony. The kitchen is fitted with sleek white cabinetry and integrated appliances. Two generously sized bedrooms, en suite and main bathroom. This apartment has a very useful separate utility room with sink, storage integral washing machine. Additional amenities include electric gated undercroft parking space, a bicycle store, and communal gardens. This property is perfect for those seeking a low-maintenance home close to the sea, amenities and transport links. No forward chain. EPC RATING = B

**Guide Price £365,000**

**Tenure** Leasehold

**Property Type** Apartment

**Receptions** 1

**Bedrooms** 2

**Bathrooms** 2

**Parking** Allocated space

**Heating** Gas

**EPC Rating** B

**Council Tax** Band D

Folkestone & Hythe District Council



**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**







## **First floor**

### **Entrance hall**

### **Open plan living/dining and kitchen**

27' 3" x 14' 5" (8.31m x 4.39m)

### **Balcony**

19' 8" x 5' 5" (5.99m x 1.65m)

### **Bedroom one**

13' 7" x 11' 9" (4.14m x 3.58m)

### **En suite shower room**

### **Bedroom two**

13' 7" x 9' 8" (4.14m x 2.95m)

### **Bathroom**

### **Utility room**

7' 7" x 5' 4" (2.31m x 1.63m)

## **Outside**

### **Parking**

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

### **Lease information**

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

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

Ground rent - TBC





Apartment 1

Apartment 6

Apartment 7





**LIFT**  
In case of fire  
Do not use this lift  
Exit the building

Approximate Gross Internal Area (Excluding balcony) = 93 sq m / 1000 sq ft

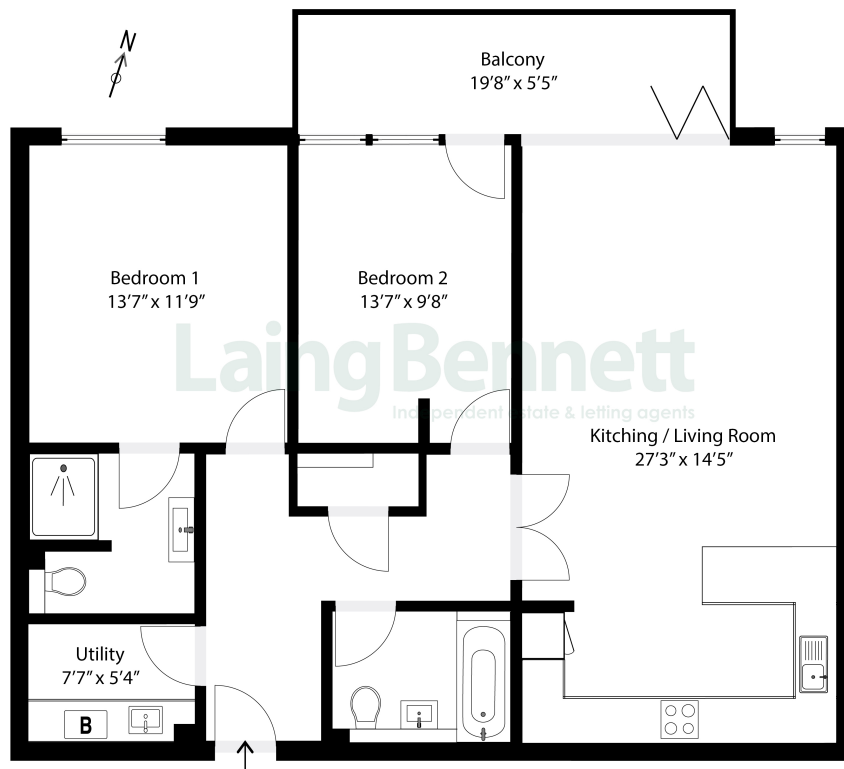
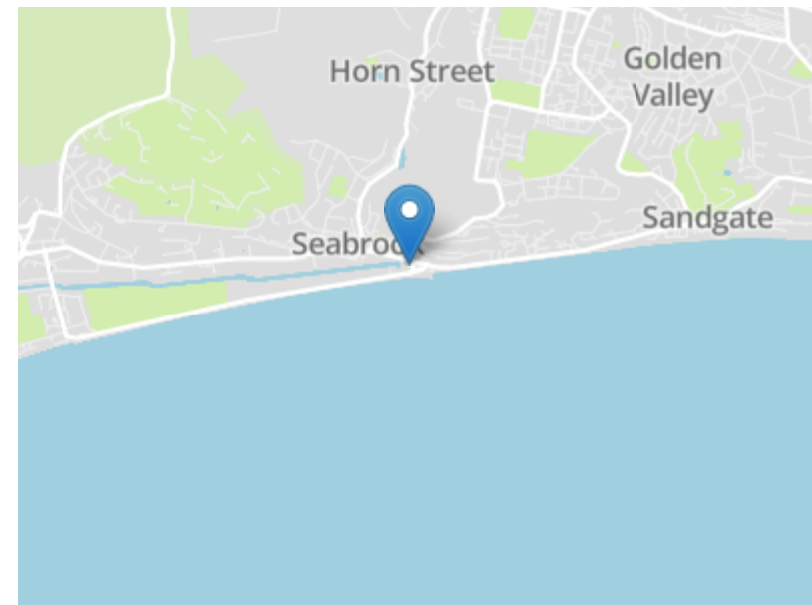


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Not to scale. Outbuildings are not shown in actual location.  
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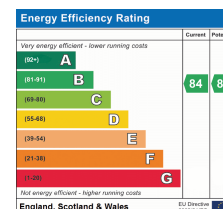
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The Estate Office  
8 Station Road  
Lyminge  
Folkestone  
Kent  
CT18 8HP



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