

Apartment 11, Block 1 Olivia Court, Seabrook, Hythe, Kent, CT21 5FD

Guide Price £795,000

EPC RATING: B

Glorious
coastal
views

Luxurious and spacious apartment with large roof terrace enjoying breathtaking views over the English Channel and coastline. The accommodation comprises: communal entrance hall, lift and stairs to second floor - Communal hall, use of store cupboard, entrance hall, open plan living/space: living/dining areas, kitchen, Bedroom one with en suite shower room/WC, bedroom two, bathroom/WC, roof terrace which can be accessed via the living area and two bedrooms. Large external store, accessed from the terrace. Outside - Extensive terrace, undercroft parking, bicycle store, communal garden. EPC RATING: B



Approximate Gross Internal Area (Excluding Balcony) = 129 sq m / 1389 sq ft

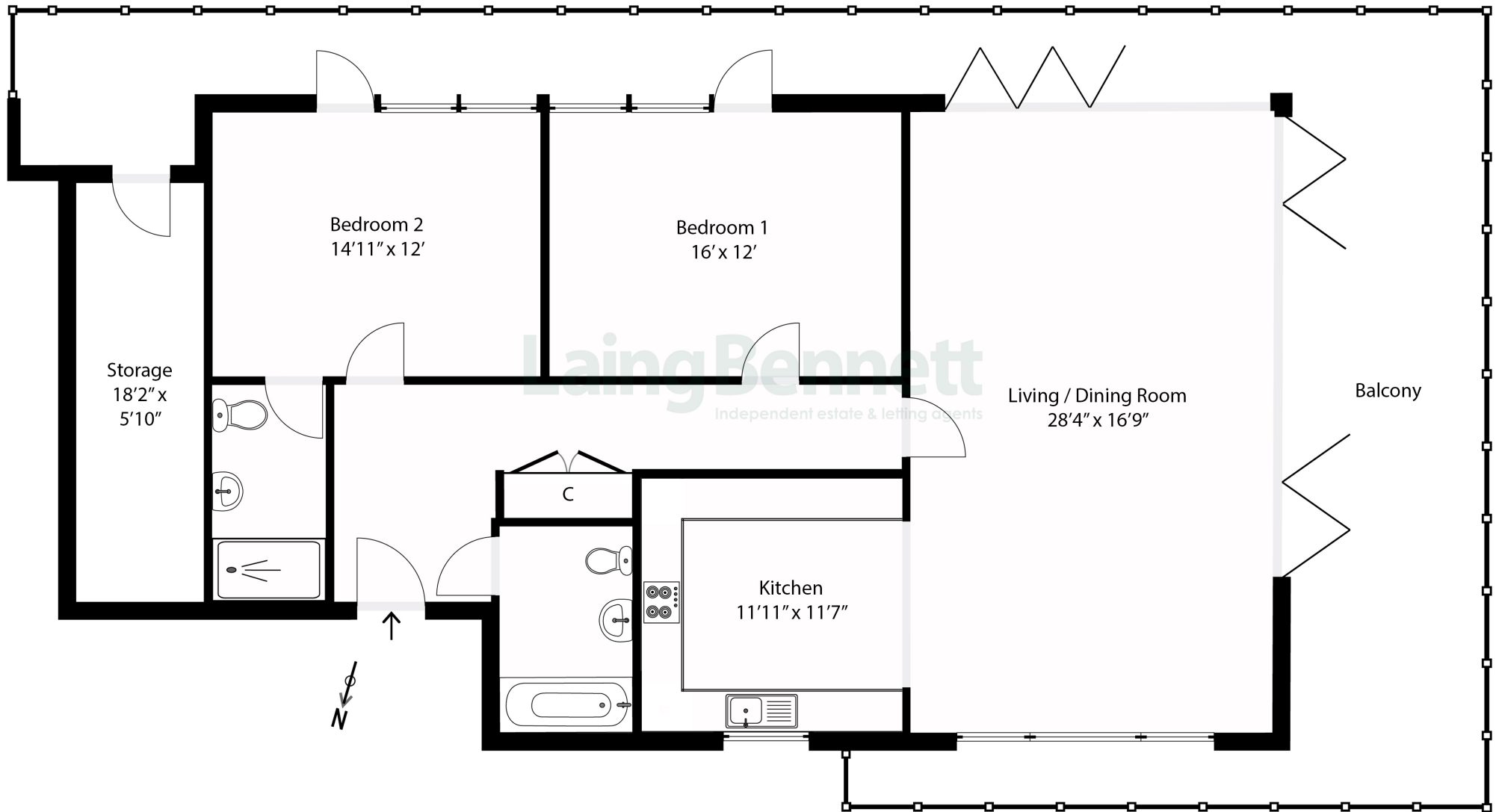


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.

Situation

This second floor 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)



Ground floor

Entrance door

Leading to a communal entrance hall with lift to undercroft parking and second floor

Second floor

Communal landing - Use of store cupboard - Door to

Apartment 11

Spacious hallway

Double storage cupboard 'Greenwood' air vac system and electric consumer panel - Oak flooring

Living/dining area

16' 9" x 28' 4" (5.11m x 8.64m)

A beautiful light room being flooded with light from every direction - Glazed window to side aspect - Bi folding glazed doors the spanning two full length walls opening out onto the lovely roof terrace and enjoying those breathtaking, panoramic coastal views - Oak flooring - Wide walk through opening to:

Kitchen

11' 11" x 11' 7" (3.63m x 3.53m)

Fitted out with high quality wall and base units incorporating 'Neff' induction ceramic hob, electric oven and extractor - Glass splashback - integral fridge and freezer, washing machine and dishwasher - Sink - Glazed window to side aspect





Bedroom one

14' 11" x 12' 0" (4.55m x 3.66m) Wake up to the superb view over the English Channel - Ceiling to floor glazed windows and fully glazed door leading to roof terrace - Door to:

En suite shower room/WC

Fitted out with 'Duravit' Fully tiled walls - Glazed shower cubicle with sliding door, rainfall shower attachment and further shower attachment - WC - wash hand basin with vanity unit under - Mirror with light and shaver point - Heated towel rail/radiator

Bedroom two

16' 0" x 12' 0" (4.88m x 3.66m) Again enjoying that superb sea view - Ceiling to floor glazed windows and fully glazed door leading to roof terrace

Bathroom/WC

Fitted out with high quality 'Duravit' suite - Fully tiled walls - panelled bath with shower over - Wash hand basin with mixer tap and cupboard under - Bidet - WC - Heated towel rail/radiator - Mirror with light and shaver point -

Outside

The roof terrace is a most wonderful outside space looking out over the English Channel and the coastline - Communal gardens

Large external store

18' 2" x 5' 10" (5.54m x 1.78m) A useful space accessed from the terrace

Parking

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

Lease information

Lease - Approx. 991 years remaining of a 999 year lease.

Service charge - Approx. £1,188.33 per annum.

Ground rent - Approx. £325.00 per annum.

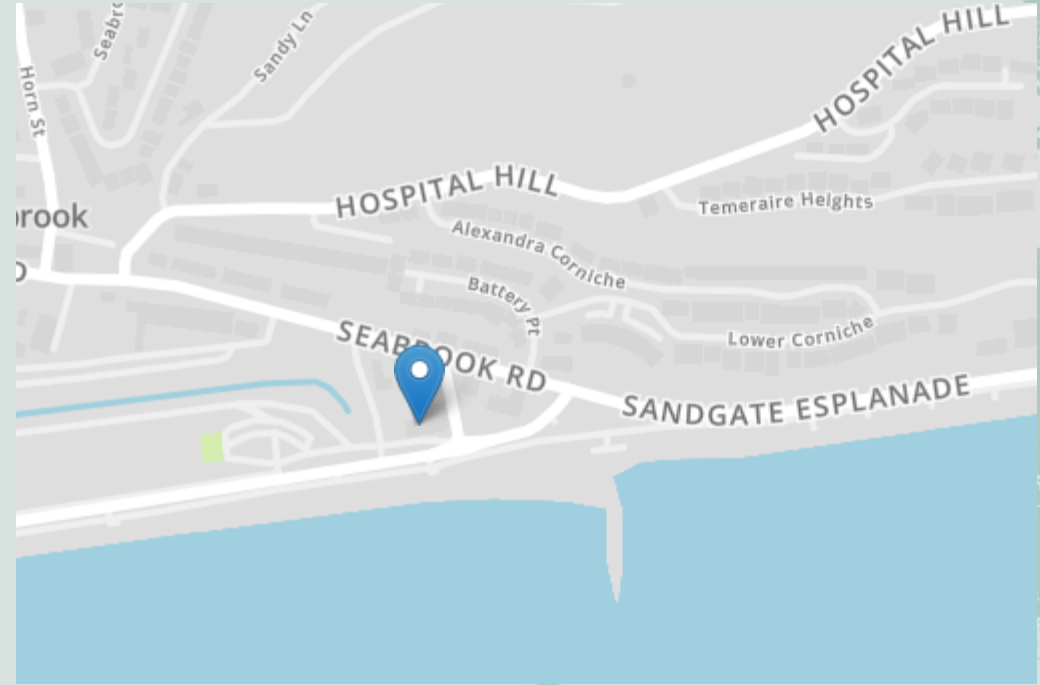
Heating

Gas









Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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