







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 undercroft parking space, a bicycle store, option to rent a store cupboard and a communal garden. EPC RATING = B

Guide Price £575,000

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

An option to rent a store cupboard

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

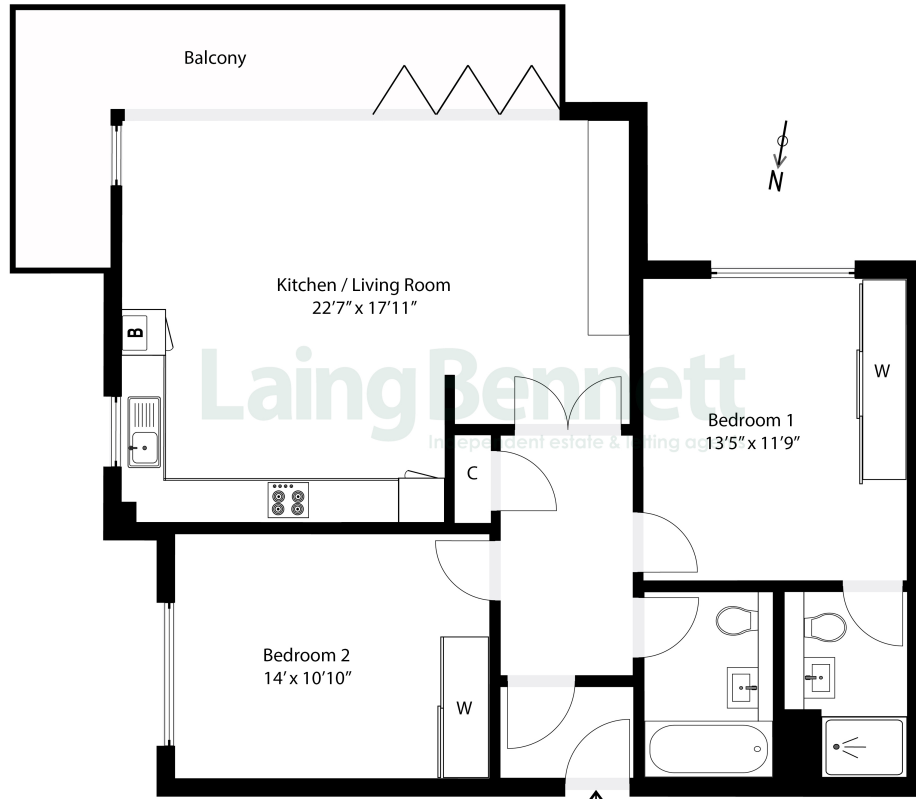
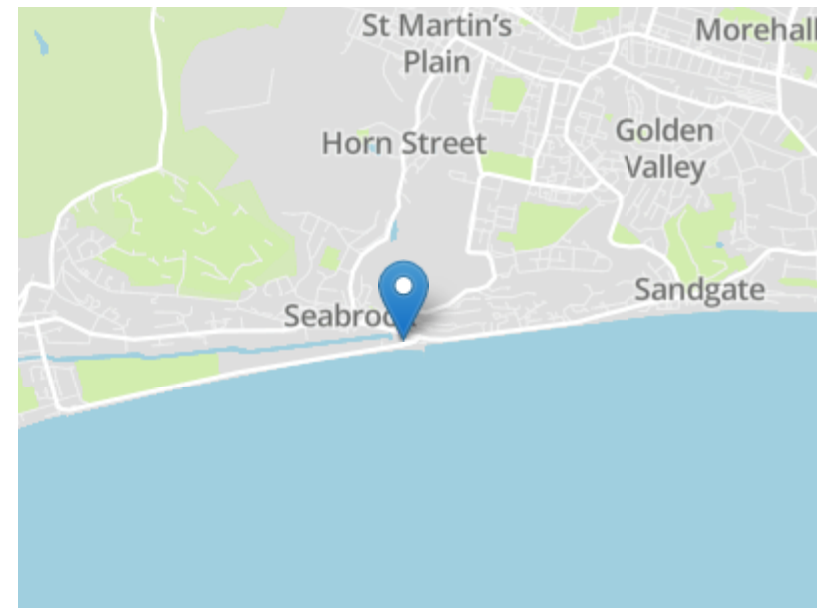


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(92+)	A		
(81-91)	B		
(69-80)	C	82	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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