







Introducing this magnificent coastal living apartment, boasting a large roof terrace with breathtaking views over the English Channel and coastline. Upon entering the communal entrance hall, take the lift or stairs to the second floor, where you'll find the entrance to this exquisite residence. The apartment accommodation features an inviting entrance hall leading to an open plan living area, seamlessly integrating living and dining spaces with a modern stylish kitchen. Bi-fold doors full open providing access to the balcony and stunning vistas of the coastline, creating a serene backdrop for everyday living. Two double bedrooms, the master bedroom with an en suite shower room and walk in wardrobe. A stylish main bathroom. The highlight of this property is the expansive roof terrace, accessible from the living area, offering a serene outdoor retreat with panoramic views. Outside, there is an undercroft allocated parking space, bicycle store, and a communal garden. Two storage cupboards. 999 year Lease. No forward chain. EPC RATING = B

Guide Price £795,000

Tenure Leasehold

Property Type Apartment

Receptions 1

Bedrooms 2

Bathrooms 2

Parking Allocated underground

Heating Gas

EPC Rating B

Council Tax Band E

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

Storage cupboards
Cupboard one 10' 6" x 2' 2" (3.20m x 0.66m)
Cupboard two 4' 9" x 2' 8" (1.45m x 0.81m)

Apartment entrance

Entrance hall

Open plan living/dining and kitchen
28' 6" x 28' 2" (8.69m x 8.59m)

Balcony





Bedroom one

15' 0" x 12' 0" (4.57m x 3.66m)

En suite shower room

Dressing room

14' 7" x 6' 4" (4.45m x 1.93m)

Bedroom two

16' 1" x 12' 0" (4.90m x 3.66m)

Bathroom

Outside

Store - Accessed from balcony

6' 4" x 4' 10" (1.93m x 1.47m)

Parking

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

Lease information

Lease - new 999 year lease.

Service charge - Approx. £1,900 per annum.







Approximate Gross Internal Area (Excluding Balcony) = 135 sq m / 1458 sq ft

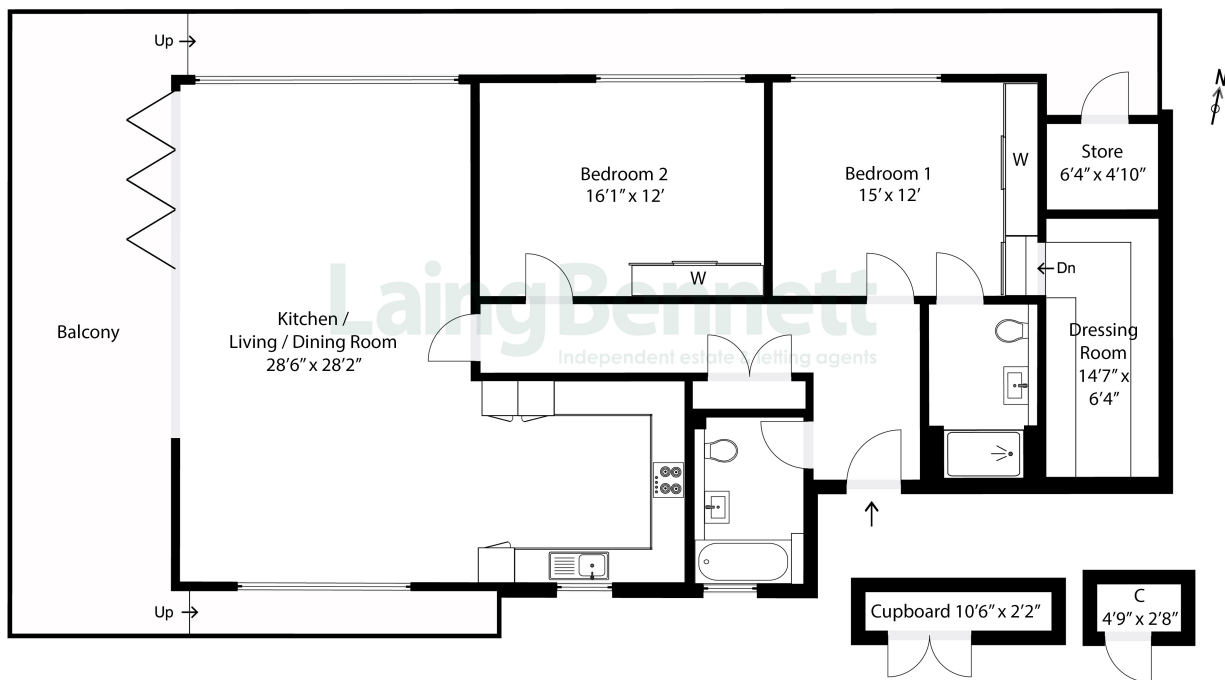
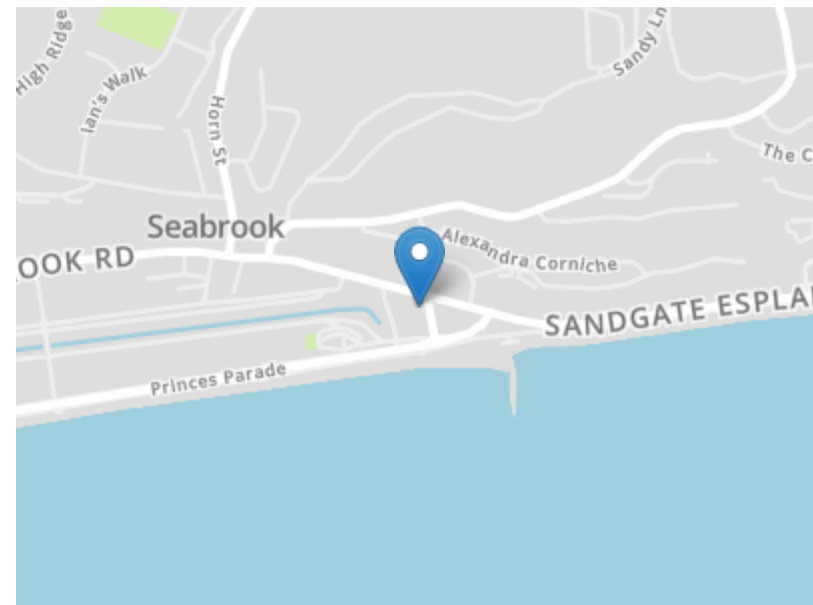


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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

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