







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

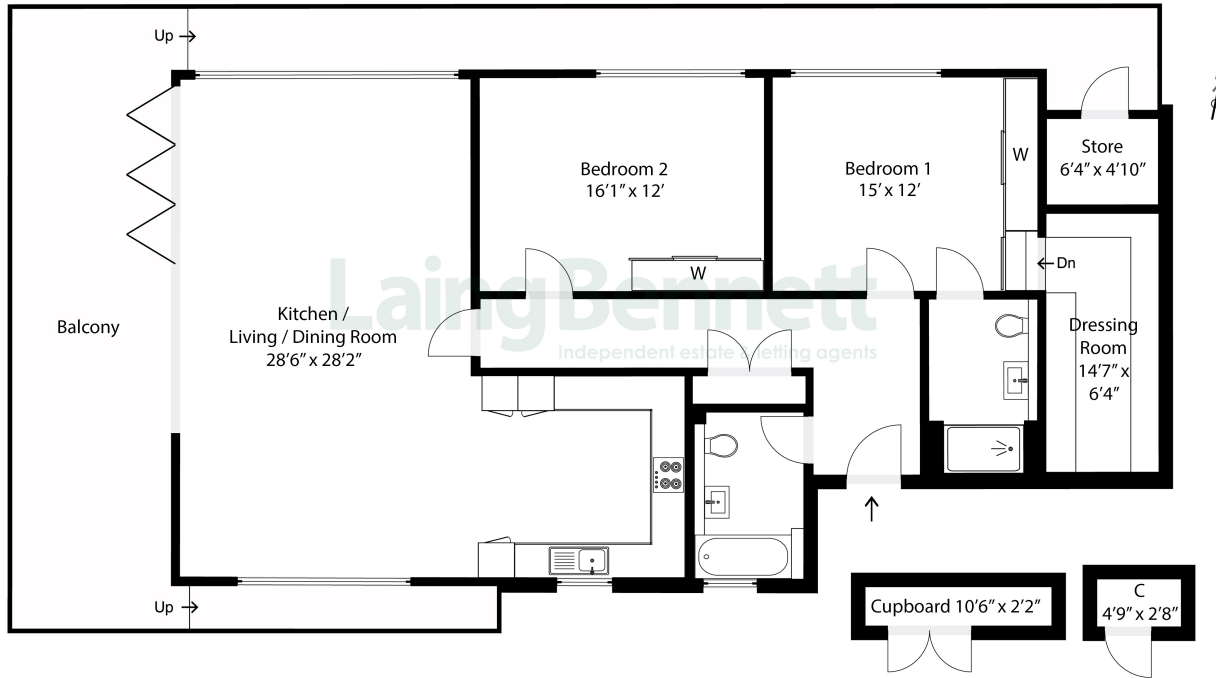
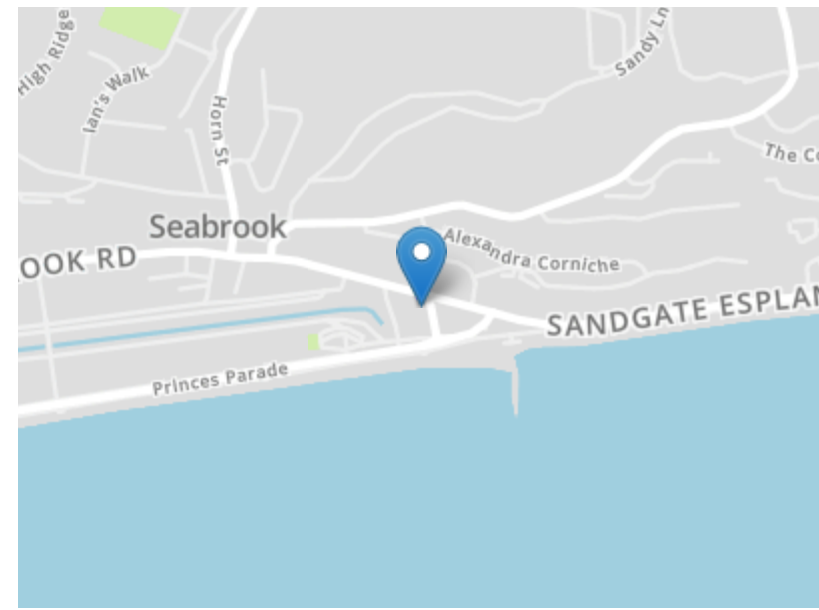


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



Need to book a viewing?

If you would like to book a viewing please contact our office on 01303 863393 or email [sales@laingbennett.co.uk](mailto:sales@laingbennett.co.uk)

See all our properties at



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

[www.laingbennett.co.uk](http://www.laingbennett.co.uk)

The Estate Office  
8 Station Road  
Lyminge  
Folkestone  
Kent  
CT18 8HP



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/ Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.