



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



19 MOYLE COURT, SOUTH ROAD, HYTHE

This first floor apartment is situated in a particularly desirable location, just one road back from the seafront and a short, level walk from the town centre. The well presented accommodation includes a generous sitting/dining room, balcony, kitchen, 2 double bedrooms and a bathroom. Allocated parking & garage. EPC C

**£250,000 Leasehold
To Include A Share In The Freehold**



19 Moyle Court

South Road, Hythe CT21 6AY

**Communal Hallway, Entrance Hall, Sitting/Dining Room,
Fitted Kitchen, South Facing Balcony,
Two Double Bedrooms, Bathroom,
Allocated Parking Space, Garage, Communal Gardens**

DESCRIPTION

A purpose built, first floor apartment in a sought after location being set just back from Marine Parade and long stretches of unspoilt shingle beaches. This apartment enjoys light, airy and spacious accommodation and benefits from a south facing balcony. This apartment has some sea views to the front and inland views over Hythe towards St Leonard s Church on the hill from the rear.

The accommodation comprises a generous entrance hall leading to a large open plan sitting/dining room which is flooded with light from the bay window and doors which open onto the south facing balcony. Adjoining the living space is the smart fitted kitchen and there are two double bedrooms to the rear of the building, one with built in wardrobes. There is also a bathroom.

The apartment benefits from an allocated parking space and a garage and also the use of the communal gardens.

SITUATION

In a prime location, just off the unspoilt and pedestrianised seafront of this ancient Cinque Ports Town, with its long stretches of shingle beaches and on a level approach to the Royal Military Canal and busy High Street which enjoys a variety of independent shops, boutiques, cafes, bars and restaurants. In addition there are 4 supermarkets (including Waitrose, Sainsbury and Aldi). There is also a selection of sports and leisure facilities in the vicinity including tennis, bowls, cricket, squash and sailing clubs as well as water sports facilities. The larger town of Folkestone is around 4 miles and the Cathedral City of Canterbury is approximately 18 miles distant.

The area is fortunate in having particularly good communications with a mainline railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (4 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. Eurostar trains to Paris and Brussels also depart from the latter.

The Channel Tunnel Terminal is only 4 miles away and the ferry port of Dover is 13 miles away. (All distances are approximate.)



The accommodation comprises:

COMMUNAL ENTRANCE HALL

Entry phone system, staircase to first floor, door to:

ENTRANCE HALL

Access to deep part shelved storage cupboard, coved ceiling, radiator, doors to bedrooms, bathroom and double doors to:

SITTING/DINING ROOM

A generous L-shaped room, with some sea views, coved ceiling, bay with double glazed sash windows, double glazed patio doors to south facing balcony, cupboard housing Worcester gas boiler, two radiators.

BALCONY

A pleasant south facing balcony enclosed by wrought iron balustrade, providing a pleasant environment in which to relax and dine alfresco. The balcony is the perfect place to enjoy the view.

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated oven, recess housing washing machine, worksurface inset with one and half stainless steel sink and drainer unit with mixer tap, four burner gas hob with extractor hood above, tiled splashbacks, coordinating wall cupboards, space housing free-standing fridge freezer, coved ceiling. The kitchen is open to the dining area creating a very sociable space ideal for dinner parties.

BEDROOM

Range of fitted wardrobe cupboards, coved ceiling, bay with double glazed sash windows to front, radiator.

BEDROOM

Coved ceiling, double glazed sash window to front, radiator.

BATHROOM

Panelled bath with mixer tap and Aqualisa shower attachment, pedestal wash basin, close coupled WC, part tiled walls, radiator, extractor fan, coved ceiling.

OUTSIDE

GARAGE

Up and over door to front.

Allocated parking space accessed from South Road.

OUTGOINGS as informed by the vendor, information to be verified between solicitors.

Service charge - £1,490.00 half yearly

Lease 999 years (as of 25/03/87)

EPC Rating C

COUNCIL TAX

Band D approx. £2,197.03 (2023/24)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

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Moyle Court, Hythe, CT21

Approximate Gross Internal Area = 68.8 sq m / 740 sq ft

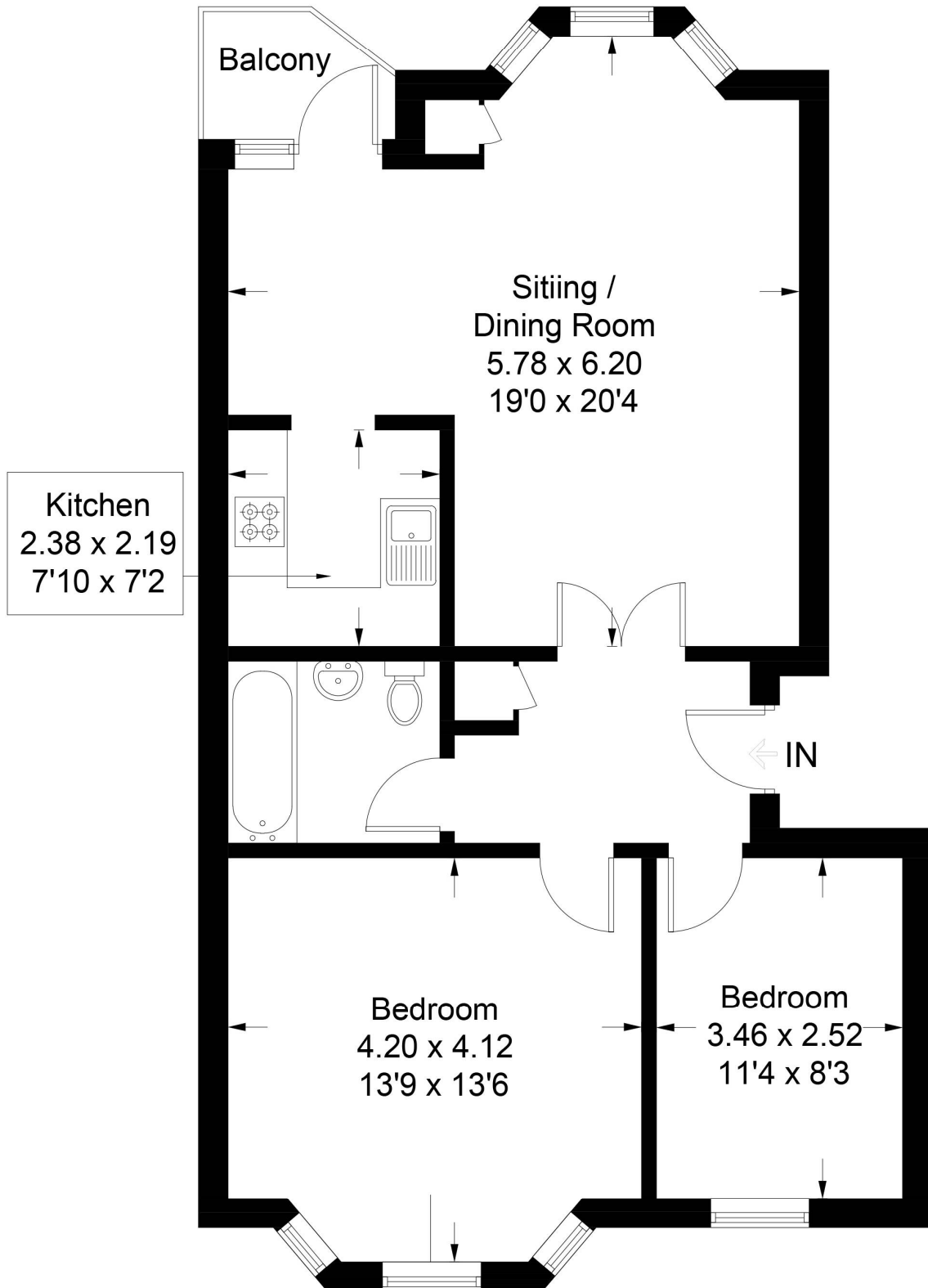


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