



49 High Street, Hythe, Kent CT21 5AD



**APARTMENT 6, SEABROOK HEIGHTS  
69 SEABROOK ROAD, HYTHE**

**£425,000 Leasehold**

**To include a share in the Freehold**

**A simply stunning first floor apartment in a desirable location from where it enjoys a magnificent southerly vista and views of the sea. Comprising an entrance hall, kitchen/dining/living space, south facing balcony, two double bedrooms, utility and a bathroom. Two allocated parking spaces. EPC B.**



**Apartment 6, Seabrook Heights  
69 Seabrook Road  
Hythe  
CT21 5QW**

**Entrance Hall, Open Plan Kitchen/Dining/Living Space,  
South Facing Balcony,  
Two Double Bedrooms, Bathroom,  
Two Allocated Parking Spaces**

**DESCRIPTION**

Seabrook Heights is an exclusive development which enjoys a particularly choice location from where it commands a magnificent southerly vista with views of the sea.

This stunning apartment is situated on the first floor, benefitting from a lift and is impeccably presented with a high standard of finish throughout and the benefit of underfloor heating. The well proportioned accommodation comprises an entrance hall, a generous open plan kitchen/dining/living space opening out on to the south facing balcony with enjoys views of the Sea. The kitchen area is well fitted with a comprehensive range of units and integrated appliances in a sleek, modern design. There are two double bedrooms, a bathroom and a useful utility room.

The property enjoys two allocated parking spaces.

**SITUATION**

Seabrook Heights is conveniently situated on Seabrook Road, within reasonable walking distance of Hythe town centre and Seabrook with its local convenience store, public house and well regarded primary school. Hythe enjoys a bustling and vibrant High Street with a range of independent shops, boutiques, cafes and restaurants, doctors surgeries, dentists etc. The town is also well served with 4 supermarkets (including Waitrose, Sainsburys and Aldi). The property is moments from the banks of the Royal Military Canal with pleasant towpath walks and cycle path and the attractive, unspoilt seafront and long pebbly beach is a level walk away. There is a wide variety of sporting and leisure facilities in the area, including the Hotel Imperial Leisure Centre, cricket and lawn tennis clubs, 2 golf courses, bowls club, sailing club, etc. There are many clubs and societies within the town that welcome new members, and a fortnightly farmers market.

There are bus stops close by with local services to Folkestone, Ashford, Romney Marsh, etc. and Hythe is very conveniently located for easy access to the M20 (Junction 11 4.4 miles), Channel Tunnel Terminal (3.6 miles), the ferry port of Dover (11.5 miles) and Ashford International Passenger Station (15 miles). Sandling main line railway station, approximately 3 miles away on the outskirts of Saltwood, offers regular commuter services to London and High Speed trains to London St Pancras are available from Folkestone (3 miles) and Ashford with journey times of under an hour.



The accommodation comprises:

### **COMMUNAL ENTRANCE HALL**

Staircase and lift to first floor.

### **ENTRANCE HALL**

Entered via a timber panelled door, engineered oak flooring with underfloor heating, recessed lighting, doors to:-

### **OPEN PLAN KITCHEN/DINING/LIVING SPACE**

A generous space enjoying expansive double glazed floor to ceiling windows and sliding patio doors opening to the decked balcony from where far reaching views of the sea can be enjoyed, engineered oak flooring throughout with underfloor heating, feature panelled wall, recessed lighting, opaque double glazed window to side.

### **KITCHEN**

Well fitted with a range of base cupboard and drawer units incorporating integrated dishwasher, square edged quartz work surfaces inset with Bosch induction hob, coordinating up stands and glazed splashback behind the hob, range of coordinating wall cupboards with concealed lighting beneath and extractor hood above the hob, integrated eyelevel Bosch oven and Bosch Combi microwave oven, integrated fridge/freezer, coordinating island unit.

### **UTILITY ROOM**

Space and plumbing for washing machine with worktop and shelving above, wall mounted valent gas fired boiler, Recessed lighting.

### **BEDROOM**

Floor to ceiling double glazed window to front and enjoying views to the sea, high-

level double glazed window to side, underfloor heating.

### **BEDROOM**

High-level double glazed window to side, underfloor heating.

### **BATHROOM**

Well fitted with a contemporary suite comprising twin ended panelled bath with mixer tap, wall hung WC with concealed cistern, wall hung wash basin with mixer tap and vanity drawers below, illuminated mirror, walk-in twin sized shower enclosure with rainhead shower, tiled floor, tiled walls, double glazed window to rear, tiled floor with underfloor heating.

### **BALCONY**

A composite decked balcony enclosed by glass balustrade and enjoying a southerly aspect with views of the sea.

### **OUTSIDE**

The property benefits from an allocated parking space within the communal carpark. Storage cupboard to the side of the building for bikes.

**SERVICE CHARGE:** £2,810.38 per annum (paid in two half yearly instalments).

**LEASE:** 999 year lease commencing 29th September 2018.

**EPC Rating B.**

### **COUNCIL TAX**

Band D approx. £2299.56 (2024/25)  
Folkestone & Hythe District Council.

### **VIEWING**

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

Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.







# Seabrook Road, Hythe, CT21

Approximate Gross Internal Area = 87.3 sq m / 940 sq ft

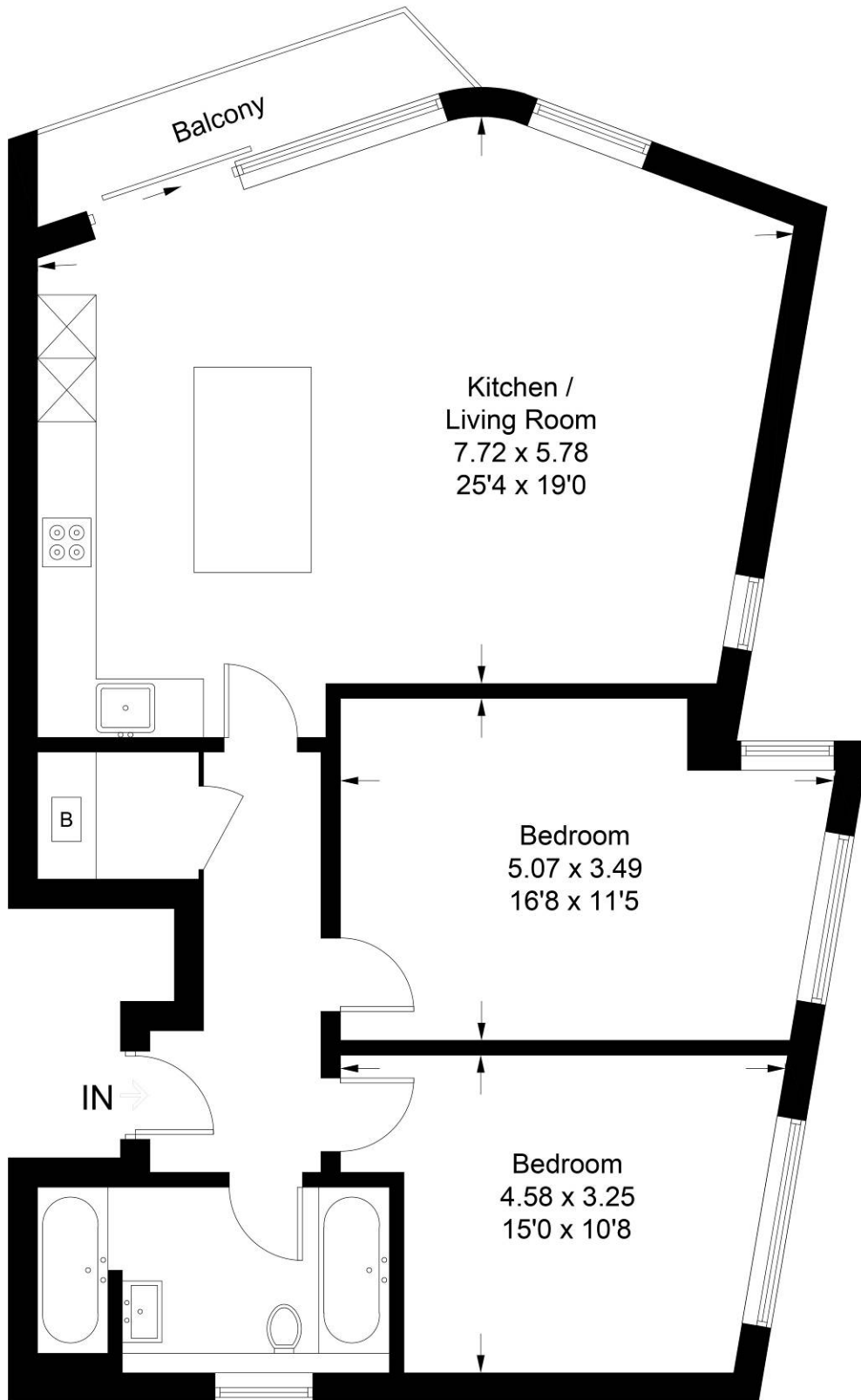


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1067294)