



49 High Street, Hythe, Kent CT21 5AD



**APARTMENT 4, 1 OLIVIA COURT,
COURT ROAD, SEABROOK, HYTHE**

£425,000 Leasehold

A stunning upper ground floor, sea facing apartment offering impeccably presented accommodation including a generous open plan kitchen/dining/living space with south facing balcony from where glorious views of the sea can be enjoyed. Two bedrooms (one en-suite), bathroom and utility room. Secure allocated parking space. EPC B.



Apartment 4, 1 Olivia Court Seabrook, Hythe CT21 5FD

**Entrance Hall, Open Plan Kitchen/Living/Dining,
South/Sea Facing Balcony, Utility Room,
Two double bedrooms (the principal with En-Suite Shower Room)
Bathroom,
Communal Gardens, Secure Allocated Parking**

SITUATION

Olivia Court is situated in a prime beachfront location in Seabrook, a popular residential area between Hythe and Sandgate (1.5 miles and 1.2 miles respectively) and is very accessible to both. The area benefits from a local shop, pub and highly regarded primary school.

The quaint, unspoilt town of Hythe has a selection of independent shops and restaurants, together with 4 supermarkets (including Waitrose, Sainsburys and Aldi), doctors, dentist, etc. There is a fortnightly farmers market and many clubs and societies that welcome new members. There are three golf courses in the vicinity, as well as sailing, bowls, cricket, squash and tennis clubs and the Leisure Centre at the Hotel Imperial.

The area is fortunate in having particularly good communications as there are main line railway stations within easy reach and an access point for the M20 motorway (Junction 12) only 2 miles away, making it possible to reach Central London within about 1½ hours by both road and rail. The High Speed Rail Link offers a journey time to the City of just under an hour and is available from Folkestone West, Folkestone Central and also Ashford Station. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is 2.5 miles away and Ashford International Passenger Terminal is only 20 minutes by car. The ferry port of Dover is approximately 11 miles away. (All distances are approximate).

DESCRIPTION

A superior two bedroom upper ground floor apartment offering impeccably presented, light and airy accommodation of particularly comfortable proportions, with stunning sea views. It enjoys a smart contemporary finish which has been executed to an exacting standard with attention being paid to every detail, benefitting from under floor heating throughout.

The property comprises a generous entrance hall, a spacious open plan kitchen/dining and living space with beautiful bi-folding doors uniting the space with the south/sea facing balcony where uninterrupted views of the sea can be enjoyed. There are two double bedrooms, with the principal room having an en-suite shower room, a further family bathroom and a utility room. There is an allocated parking space within the secure undercroft parking area and a useful storage cupboard.

The accommodation comprises:

COMMUNAL HALLWAY

Camera entry phone system, lift down to carpark, door to:

ENTRANCE HALL

Engineered oak flooring with underfloor heating, recessed lighting, double glazed window to rear, cupboard housing Greenwood air Vac system, doors to bedroom, bathroom, utility room and:



OPEN PLAN KITCHEN/DINING/LIVING SPACE

A generous space united by engineered oak flooring with underfloor heating throughout, within the living space is a floor to ceiling picture double glazed picture window enjoying views of the sea and around the bay, further double glazed window to front, double glazed bi-folding doors spanning almost the width of the space and uniting the living space with the balcony from where beautiful views of the sea can be enjoyed, recessed lighting throughout, kitchen area well fitted with a comprehensive range of base cupboard and drawer units in a sleek contemporary matt finish and incorporating integrated Neff electric oven, integrated Neff dishwasher, integrated Neff microwave and warming drawer, square edged quartz worktops undermounted with stainless steel sink with grooved drainer to side and mixer tap, inset with four burner Neff induction hob with stainless steel extractor hood above, coordinating up stands, mosaic tiled splashback, coordinating wall cupboards with concealed lighting beneath, further bank of units incorporating integrated Neff fridge and freezer and full height cupboard housing Worcester gas fired boiler.

BALCONY

A generous decked terrace enclosed by glazed balustrade and from where views of the sea can be enjoyed.

BEDROOM

Full wall range of built-in wardrobe cupboards and flights of drawers, recessed lighting, two floor to ceiling double glazed windows to rear overlooking the garden, underfloor heating, door to:

EN-SUITE SHOWER ROOM

Well fitted with a contemporary suite comprising twin sized tiled shower enclosure with thermostatically controlled rain head shower with separate handheld attachment, wall hung WC with concealed cistern, wall hung wash basin with vanity cupboard below and mixer tap, tiled floor with under floor heating, tiled walls, recessed lighting, extractor fan, double glazed window to side

enjoying views of the sea, wall mounted heated towel rail.

BEDROOM

Recessed lighting, floor to ceiling double glazed window to rear overlooking the gardens, underfloor heating.

BATHROOM

Well fitted with a contemporary suite comprising panelled bath with thermostatically controlled shower above and glazed shower screen, wall hung wash basin with mixer tap and vanity drawer below, wall hung WC with concealed cistern, tiled floor with underfloor heating, tiled walls, recessed lighting, extractor fan, wall mounted heated ladder towel rail.

UTILITY ROOM

Range of base cupboards incorporating integrated washer/dryer, square edged worktops inset with stainless steel sink and drainer unit with mixer tap, coordinating wall cupboards, engineered oak flooring with underfloor heating, recessed lighting.

PARKING

The property benefits from an allocated parking space within the secure underground carpark which can be accessed via a lift and stairs from the communal hallway. There is also the advantage of a generously sized **storage cupboard**.

LEASE

We understand that there is the balance of a 999 year lease which commenced circa 2016.

SERVICE CHARGE

We understand that the service charge is currently £2500 per annum.

GROUND RENT

We understand that the ground rent is currently fixed at £325 per annum.

EPC Rating Band B

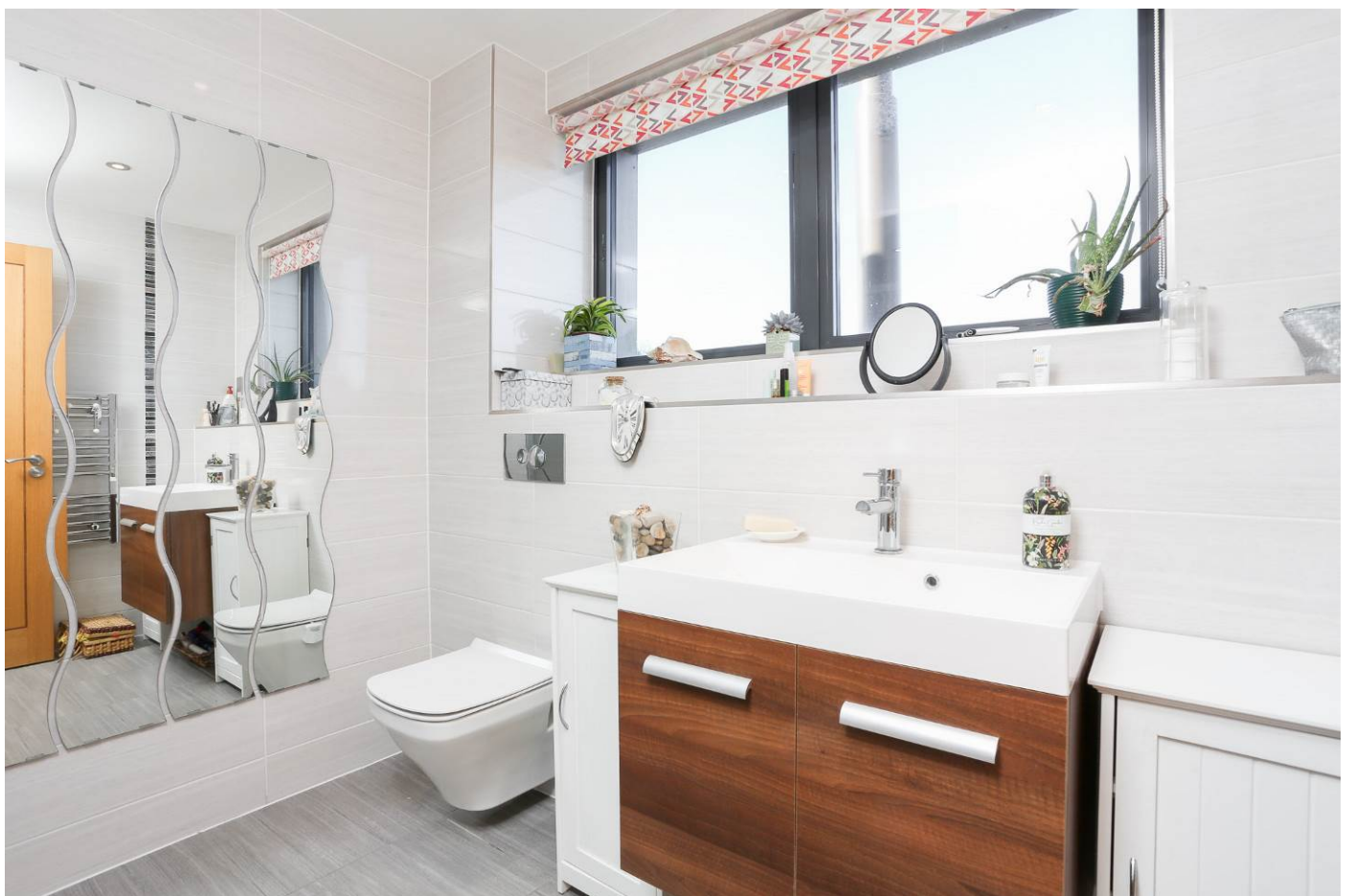
COUNCIL TAX

Band approx. £2299.66 (2024/25) Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with LAWRENCE & CO, 01303 266022.





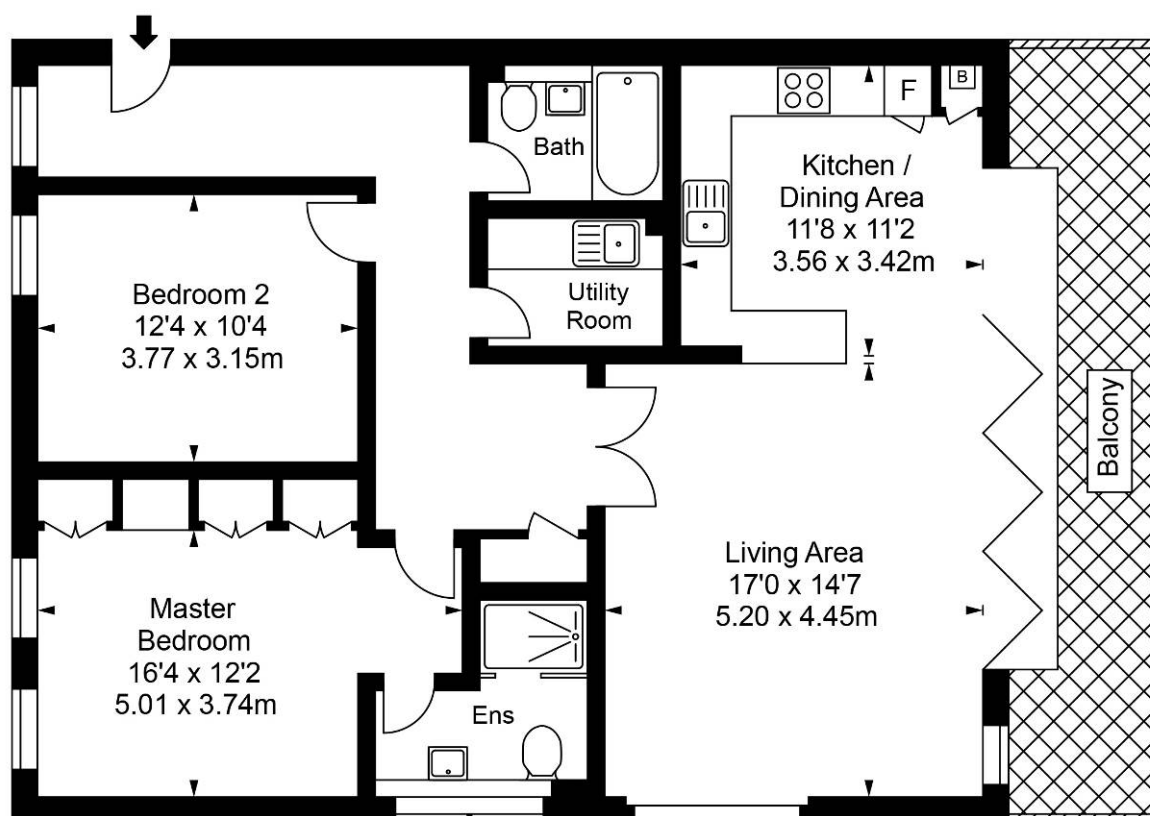


Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made 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.

4 Olivia Court, Seabrook

Approximate Gross Internal Area :-

Raised Ground Floor :- 95.74 sq m / 1031 sq ft



Raised Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetik.com