



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



45 SIR JOHN MOORE COURT SANDGATE

**£250,000 Leasehold
TO INCLUDE A SHARE OF THE FREEHOLD**

In a prime beachfront position from where it commands unrivalled views of the English Channel and around the bay, this well presented first floor apartment comprises a sitting/dining room, kitchen, two double bedrooms, south facing balcony, shower room, allocated parking. EPC C.



**45 Sir John Moore Court
Sandgate
Folkestone
CT20 3RP**

**Entrance Hall, Sitting/Dining Room, Kitchen,
Two Double Bedrooms, Shower Room,
South Facing Balcony,
Allocated Parking Space**

DESCRIPTION

Sir John Moore Court occupies a particularly choice position in a prime beach front location. The accommodation has been designed to maximise the southerly aspect with sublime views of the sea, to the coast of France on a fine day and all around the coastline of Hythe Bay. Indeed the subject property commands these spectacular views from not only the living/dining space which opens onto a generous south facing balcony but also from both the double bedrooms and the kitchen. The property also benefits from a shower room, ample storage and allocated parking. Its is being sold with no onward chain and the benefit of a share in the Freehold.

SITUATION

Sandgate High Street is the continuation of The Esplanade which follows the coast between Sandgate and Hythe, and backs directly onto the beach. The property is within moments of the charming and sought-after village centre with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants. The long stretches of shingle beach and rowing club can be found by meandering down one of the pretty alleyways from the high street and the coastal path can be followed along the foot of The Leas all the way to Folkestone harbour with the recently revitalised Harbour Arm with champagne bar, restaurants, cafes and live music.

The Cinque Ports Town of Hythe with its wider range of amenities, including a Waitrose, is approximately 3 miles away to the west and the larger town of Folkestone is about a mile to the east. There are a variety of sporting facilities available along the coast, including rowing and sailing clubs, cricket club and a choice of golf courses in the immediate vicinity together with the Hotel Imperial Leisure Centre.

The High Speed Rail Link service to London, with a journey time to St Pancras of less than an hour, is available at Folkestone West Station (1 mile) and Ashford International (16 miles). The M20 motorway network and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) are both about 3 miles distant.



The accommodation comprises:

COMMUNAL HALLWAY

With entry-phone system, stairs and lift to first floor. Door to:

ENTRANCE HALL

Entered via a composite door, entry phone system, access to three storage cupboards, doors to bedrooms and shower room, open through to:-

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine, recess for freestanding cooker with extractor hood above, worksurface inset with stainless steel sink and drainer unit with mixer tap, tiled splashbacks, coordinating wall cupboards, space for freestanding fridge/freezer, double glazed window to rear with views of the sea, coordinating breakfast bar.

SITTING ROOM

Access to built in cupboard housing the Ideal combination gas boiler, double glazed sliding door giving access to the balcony and enjoying views of the sea, radiator.

BALCONY/TERRACE

A generous south facing balcony encompassed by glazed balustrade and commanding lovely views of the sea and around the bay.

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low level WC, pedestal wash basin, heated ladder towel rail, obscure double glazed window to front, tiled floor, tiled walls.

BEDROOM 1

Built in wardrobe cupboard, double glazed window to side enjoying views of the sea, radiator.

BEDROOM 2

Access to built-in cupboard, double glazed window to side enjoying views of the sea, radiator.

OUTSIDE

Allocated residents parking.

LEASE

We are advised that there is the remainder of a 999 Year lease.

SERVICE CHARGE

We are advised that the service charge is approx. £1440.00 per annum.

EPC Rating C

COUNCIL TAX

Band B approx. £1807.36 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

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Sir John Moore Court, Sandgate, CT20

Approximate Gross Internal Area = 60.0 sq m / 646 sq ft

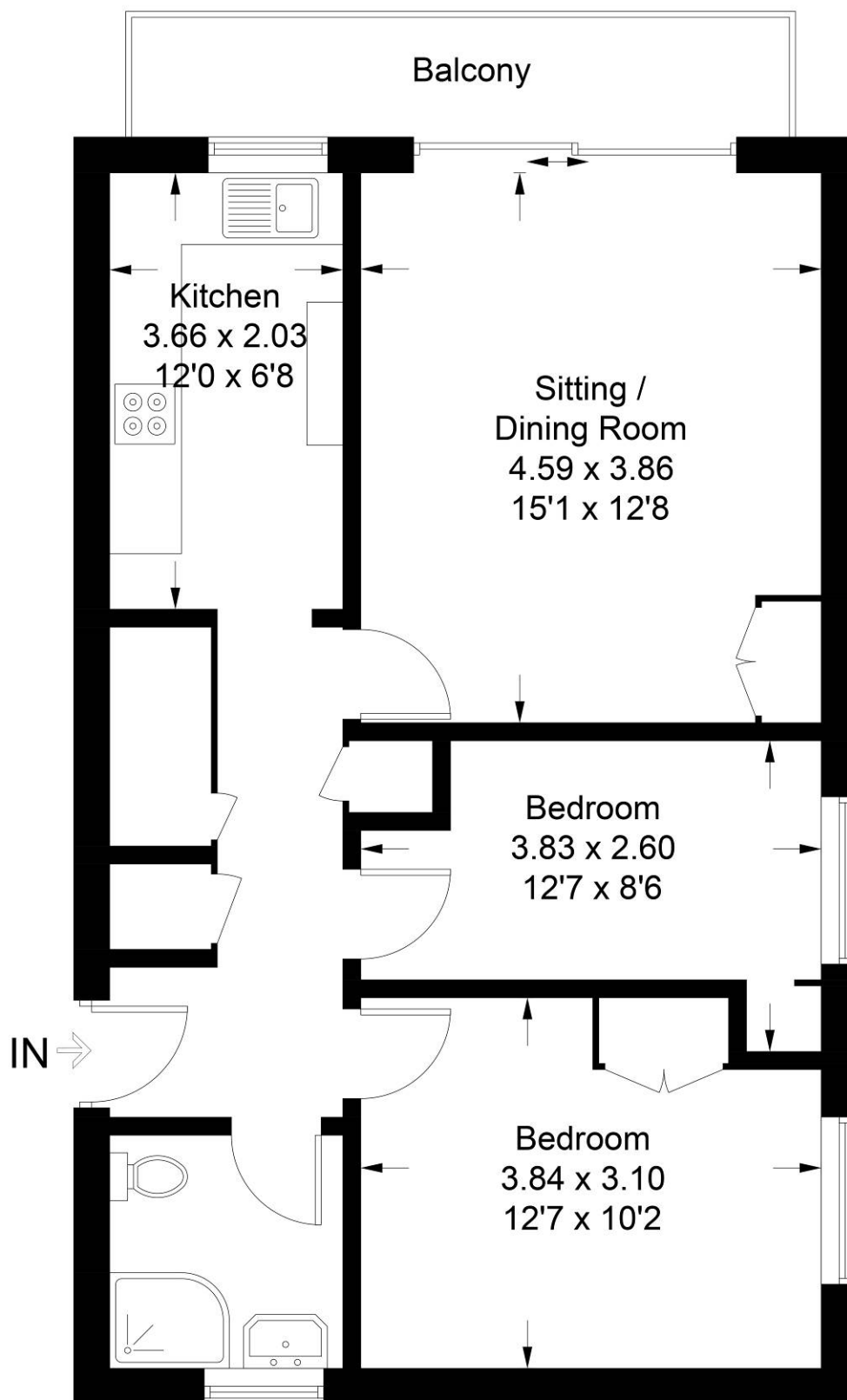


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