



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



21 CAPTAINS COURT STADE STREET, HYTHE

£235,000 Leasehold

A well presented 1st floor, 2 bedroom retirement apartment, with a balcony. The apartment is situated at the front of the building and enjoys sea views from the balcony. The apartment is part of a highly regarded development, close to the beach and a relatively short & level walk from the town centre. EPC B



21 CAPTAINS COURT STADE STREET HYTHE CT21 6ED

**Entrance Hall, Sitting/Dining Room, Balcony,
Fitted Kitchen, 2 Bedrooms, Shower Room**

**Residents Sitting Room, Dining/Games Room, Conservatory,
Laundry Room, Guest Suite, Gardens & Parking**

DESCRIPTION

This well presented, first floor retirement apartment, served by a lift, forms part of a highly regarded development which is well positioned moments from the seafront and a short walk from the town centre. The property is one of the best in the development with the principal living space enjoying a westerly aspect and a generous balcony with views towards the sea. The accommodation is comfortably proportioned, benefits from ample storage and comprises a sitting/dining room, fitted kitchen, 2 bedrooms and a shower room.

Captains Court is well equipped with a generous reception area, residents communal sitting room, dining/games room and conservatory. There is a guest suite, laundry room for the use of residents, attractive and well maintained communal gardens and residents parking to the rear of the building. There is also an onsite warden to assist residents if required **and emergency pull cords in every room.**

SITUATION

Stade Street is a particularly sought after residential location on level ground, to the south of the Royal Military Canal, moments from the seafront and a short, level walk to the medical centre, library, thriving Age UK (at the end of the road), 4 supermarkets (including Waitrose, Aldi and Sainsburys) and the bustling High Street with range of independent shops, boutiques and restaurants. There is a selection of sports and leisure facilities in the vicinity including 2 swimming pools within ¼ of a mile, tennis, bowls, water sports, etc. The larger town of Folkestone is 5 miles and the Cathedral City of Canterbury 15 miles.

The area is convenient for communication to London and the Continent with the M20 motorway (Junction 11) 4 miles distant, the Channel Tunnel Terminal 5 miles and a mainline railway station at Saltwood (Sandling) just over 2.5 miles away. High Speed trains to London St Pancras are available from both Ashford (14.5 miles) and Folkestone (Central and West).

The accommodation comprises:

COMMUNAL ENTRANCE HALL

Entry-phone system. Stairs and lift to 1st floor landing, door to:

ENTRANCE HALL

Coved ceiling, access to deep shelved airing cupboard, access to walk in storage cupboard and cloaks cupboard, wall mounted electric radiator, door entry phone system, doors to:

SITTING/DINING ROOM

Attractive fireplace surround, coved ceiling, uPVC and double glazed door with double glazed tilt-and-turn window to side (fitted with blinds), opening to BALCONY and enjoying views of the sea beyond, wall mounted electric radiator, archway to kitchen.

BALCONY

A generously sized balcony enclosed by glazed balustrade from where views towards sea can be enjoyed.

KITCHEN

Fitted with a range of base cupboards and drawer units, freestanding Hotpoint electric oven and hob with extractor hood above, Beko Fridge Freezer, worksurfaces inset with stainless steel sink and drainer unit, coordinating wall cupboards, extractor fan.

BEDROOM 1

Fitted wardrobe cupboards concealed behind mirrored folding doors, double glazed tilt-and-turn window, coved ceiling, wall mounted electric radiator.

BEDROOM 2

Fitted wardrobe cupboards concealed behind smoked mirrored folding doors, double glazed tilt-and-turn window, coved ceiling, wall mounted electric radiator.

SHOWER ROOM

Twin sized shower enclosure with Aqualisa electric shower, wash hand basin with worktop to side and vanity cupboard below, low level WC with concealed cistern, heated towel rail, extractor fan, coved ceiling, Dimplex electric wall heater.

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

Ground rent & Service charge

£3000.00 per annum

Lease

67 Years remaining.

EPC Rating C.

COUNCIL TAX

Band C approx £2141.43 per annum (2025/26) 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.

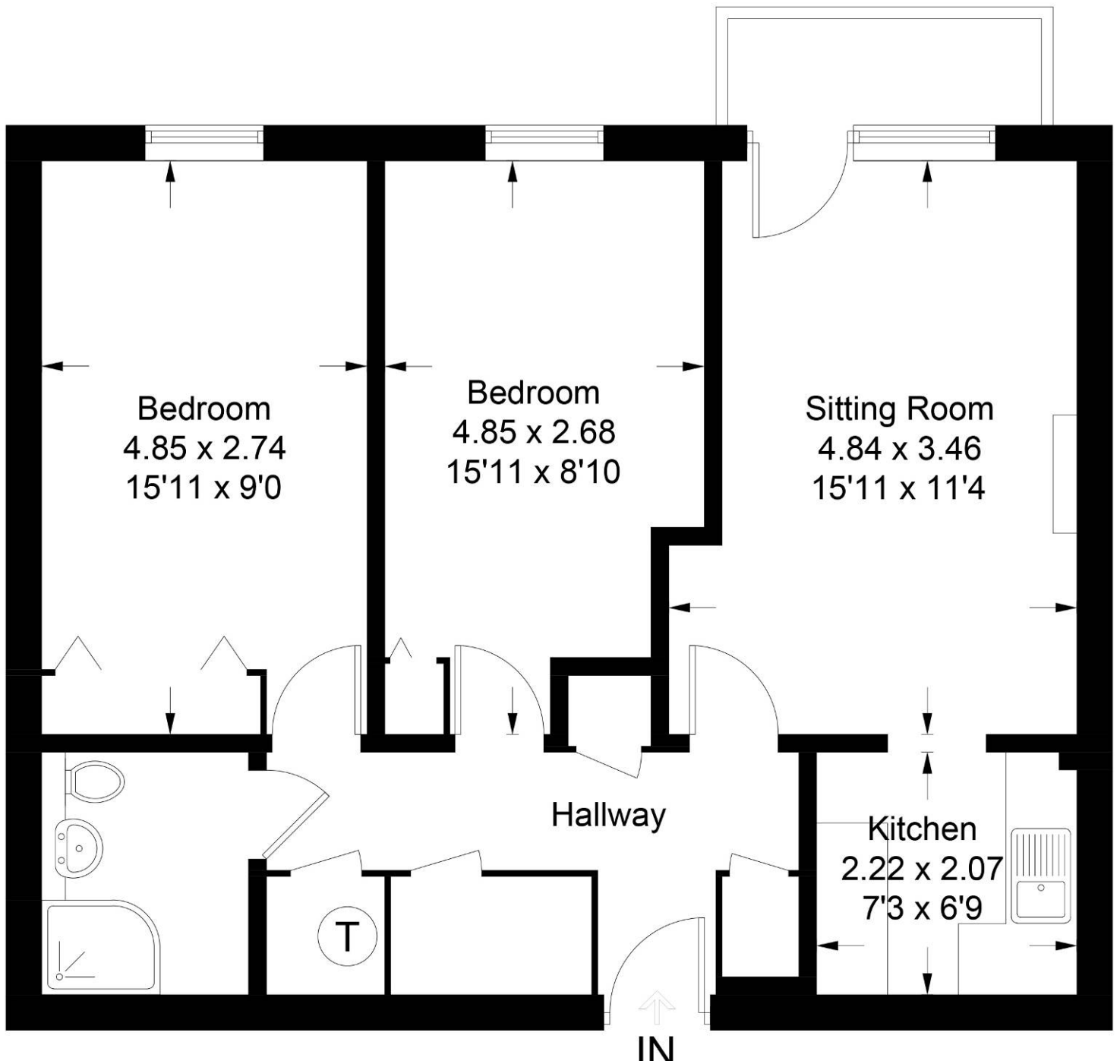






Captains Court, Hythe, CT21

Approximate Gross Internal Area = 61.9 sq m / 666 sq ft





49 High Street, Hythe, Kent CT21 5AD
Tel: 01303 266022
www.lawrenceandco.co.uk
findahome@lawrenceandco.co.uk