



49 High Street, Hythe, Kent CT21 5AD



APARTMENT 2, 2 OLIVIA COURT, COURT ROAD, SEABROOK, HYTHE

£360,000 Leasehold

A stunning first-floor apartment, offering immaculately presented accommodation throughout. The generous open-plan kitchen, dining, and living area open onto a balcony enjoying lovely sea views. There are two double bedrooms (one with en-suite) and a bathroom. Secure allocated parking space. EPC B.



Apartment 2, 2 Olivia Court, Court Road, Seabrook, Hythe CT21 5FD

**Entrance Hall, Open Plan Kitchen/Dining/Living Space,
Balcony with views of the sea,
Two double bedrooms (the principal with En-Suite Shower Room), Bathroom,
Communal Gardens, Secure Allocated Parking**

DESCRIPTION

A beautifully appointed two-bedroom first-floor apartment offering spacious, light-filled accommodation with some lovely sea views. Finished to an exceptional standard with a sleek contemporary design, the property features underfloor heating throughout and showcases meticulous attention to detail.

The apartment includes a generous entrance hall leading to an impressive open-plan kitchen, dining, and living area. Floor-to-ceiling glazing floods the space with natural light and connects seamlessly to a balcony with views towards the sea. There are two double bedrooms, including a principal suite with an en-suite shower room, alongside a stylish main bathroom. The property also benefits from a secure, allocated parking space in the undercroft parking area.

SITUATION

Olivia Court is situated in a prime 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, public house 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. The ferry port of Dover is approximately 11 miles away. (All distances are approximate).



The accommodation comprises:

ENTRANCE HALL

Engineered oak flooring with underfloor heating, recessed lighting, door giving access to storage cupboard housing Greenwood Airvac system, doors to:

KITCHEN/DINING/LIVING SPACE

A generous open plan space with engineered oak flooring throughout with underfloor heating, the **kitchen area** with a comprehensive range of base cupboard and drawer units incorporating integrated dishwasher, washing machine, electric oven and flights of drawers, square-edged quartz worktops, under-mounted with stainless steel sink with grooved drainer to side and mixer tap, four burner Neff induction hob with coloured glass upstand and stainless steel extractor hood above, range of coordinating wall cupboards with concealed lighting beneath, full height storage cupboard housing Worcester gas-fired boiler, integrated fridge and freezer, recessed lighting, double glazed window to side in the kitchen area, floor to ceiling double glazed windows to two sides in the living space incorporating casement door open to the balcony and further double glazed window with views of the sea.

BALCONY

A generous decked space enclosed by glazed balustrade, the perfect vantage point from which to enjoy the views of the sea.

BEDROOM

Engineered oak flooring with underfloor heating, recessed lighting, floor to ceiling double glazed window to side, door to:

EN-SUITE SHOWER ROOM

Twin sized tiled shower enclosure fitted with thermostatically controlled monsoon shower with separate handheld attachment, wall-hung vanity unit with quartz worktop with washbasin and mixer tap, wall-hung WC with concealed cistern, tiled floor with underfloor heating, tiled walls, recessed lighting, extractor fan, heated ladder rack towel rail.

BEDROOM

Engineered oak flooring with underfloor heating, recessed lighting, floor to ceiling, double glazed window to front enjoying views to the sea.

BATHROOM

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

EPC Rating B

COUNCIL TAX

Band D approx. £2409.11 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

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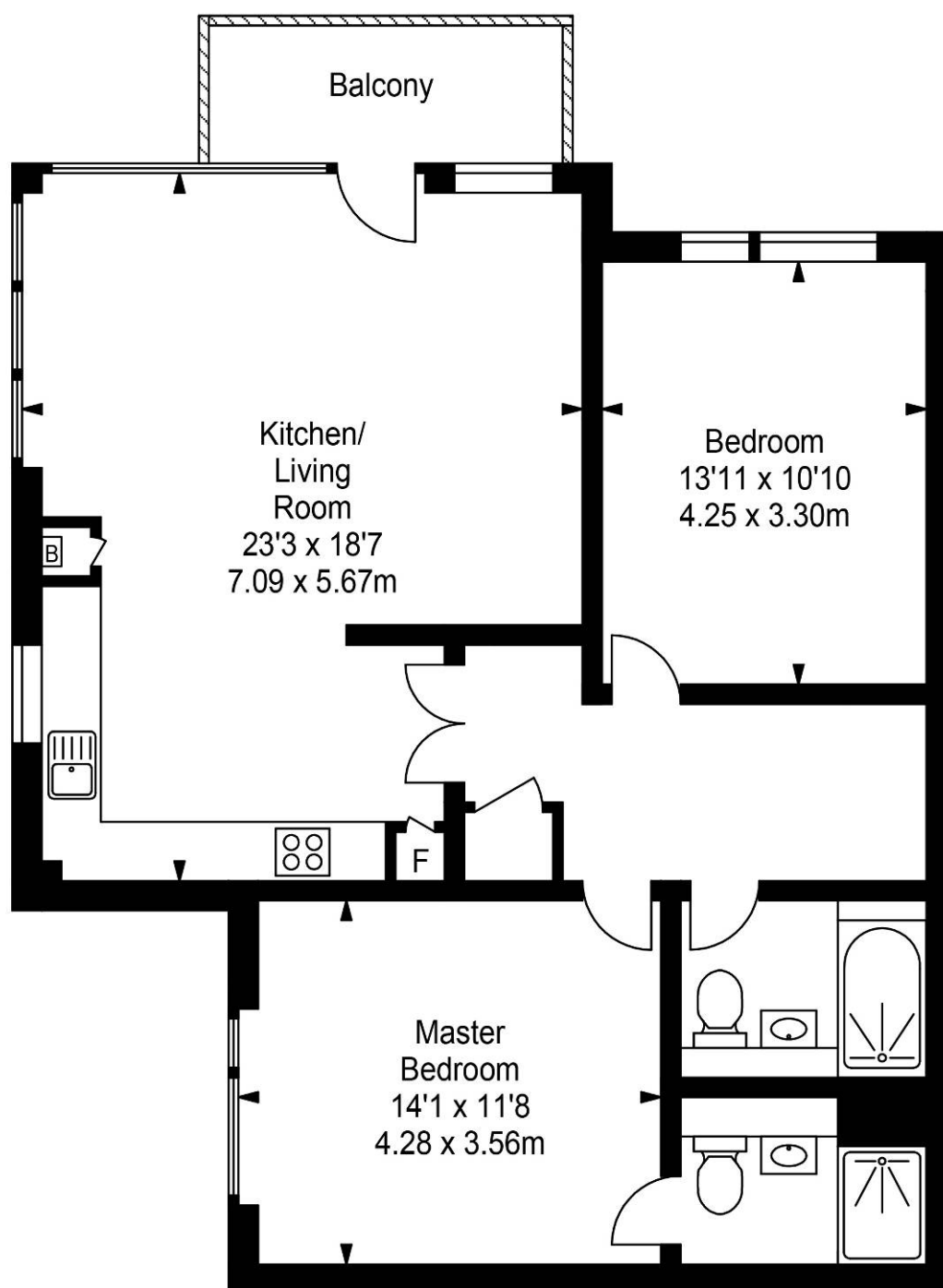






Olivia Court, Block 2, Seabrook, CT21 5FD

Approximate Gross Internal Area :-
Total :- 88.81 sq m / 956 sq ft



First Floor

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