



Penthouse Flat 14 Horizon 85 Seabrook Road Hythe Kent CT21 5QP
Guide £475,000

colebrooksturrock.com





Penthouse Flat

14 Horizon 85 Seabrook Road Hythe

Penthouse with sea views close to local amenities and beach.

Situation

The Horizon apartments occupy a sought after location approximately a mile from Hythe town centre, with its range of interesting shops, boutiques, restaurants and several supermarkets. The Seabrook Road is on a main bus route into Folkestone, with connections to the surrounding towns, and the unspoilt seafront and picturesque Royal Military canal are across the road, and offer many delightful and interesting walks.

Commuting services are excellent with High Speed transport links to London St Pancras via Folkestone West station in under an hour. The nearby M20 motorway provides a network to the remainder of Kent and Eurotunnel in Cheriton offers connections to the Continent.

The Property

An extremely well proportioned Penthouse designed with an emphasis on modern living requirements and its position enjoying views out to sea and across the Bay.

Serviced by a lift opening onto its own landing, the attractively presented accommodation opens into the entrance hall, leading to a generous open plan style sitting/dining room and very well equipped kitchen with granite work tops and Miele appliances. This space opens onto two sheltered balconies with views across the canal towpath and out to Hythe Bay.

There are two double bedrooms with plenty of cupboard space, the master offering en-suite facilities, and there is a separate fully tiled modern bathroom. The apartment benefits from a study or occasional bedroom three, with sea views. The interior is further enhanced by double glazing,

quality fixtures and fittings throughout and under floor heating.

Outside

The Penthouse is offered with two parking spaces, in addition to a number of visitor parking spaces, and there is outside storage for bins and bicycles.

The Penthouse is being sold with a share of the freehold.

Lease: 125 years from 2005

Service charge £475 per quarter .

Ground rent is capped at £250 for the length of the Lease.

Services

We understand all main services are available

Local Authority

Folkestone and Hythe District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Leasehold

Current Council Tax Band: E

EPC Rating: C

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 260666**

Total Approximate Area = 1144 sq ft / 106.2 sq m
 Limited Use Area(s) = 88 sq ft / 8.1 sq m
 For identification only - Not to scale



Denotes restricted head height

Kitchen / Dining / Reception Room
 31'6 x 137 (9.61 x 4.14)
Bedroom One
 15'3 x 14'9 (4.64 x 4.49)
Bedroom Two
 12'11 x 11'6 (3.93 x 3.51)
Bedroom Three
 10'8 x 8'6 (3.26 x 2.58)

THIRD FLOOR
 Approx. 1056 SQFT (INTERNAL)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1168773

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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