LAWRENCE & Co
- of Hythe -

49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN

22 MOYLE COURT
SOUTH ROAD, HYTHE

£195,000 Leasehold

To Include A Share Of The Freehold

This second floor apartment is situated in a particularly desirable location, just one road back from the seafront and a short, level walk from the town centre. The accommodation includes a generous sitting/dining room which leads to a balcony, kitchen, two double bedrooms and a bathroom. Allocated parking. EPC C.

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22 Moyle Court
South Road
Hythe
CT21 6AY

Entrance Hall, L Shaped Sitting/Dining Room,
Kitchen, Two Bedrooms, Bathroom
Communal Gardens, Allocated Parking, Basement Store Cupboard

DESCRIPTION
This well situated second floor apartment forms part of a small and highly regarded development which is set just off Hythe s pretty seafront. The property is offered for sale to include a share in the freehold and without the complication of an onward chain.

The property offers very comfortably proportioned accommodation, approached via a pleasant communal hallway with entry phone system and including a large entrance hall, spacious sitting/dining room with access to a small balcony from where lovely views over the adjacent playing fields and to Hythe s picturesque hillside can be enjoyed. The fitted kitchen is accessed from the living space and there are two double bedrooms and bathroom to the rear. The apartment also benefits from allocated parking and a generous walk-in storage cupboard.

SITUATION
In a prime location, just off the unspoilt and pedestrianised seafront of this ancient Cinque Ports Town, with its long stretches of shingle beaches and on a level approach to the Royal Military Canal and busy High Street which enjoys a variety of independent shops, boutiques, cafes, bars and restaurants. In addition there are 4 supermarkets (including Waitrose, Sainsbury and Aldi). There is also a selection of sports and leisure facilities in the vicinity including two golf courses (Hythe & Sene Valley), tennis, bowls, cricket, squash and sailing clubs as well as water sports facilities. The larger town of Folkestone is around 4 miles and the Cathedral City of Canterbury is approximately 18 miles distant.

The area is fortunate in having particularly good communications with a mainline railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (4 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is only 4 miles away and the ferry port of Dover is 13 miles away. (All distances are approximate.)

ANTIBES

ANTIBES

The accommodation comprises:

COMMUNAL ENTRANCE HALL
Entry phone system, door to:

ENTRANCE HALL
Coved ceiling, built-in shelved storage cupboard, access to loft space, radiator, doors to:

SITTING/DINING ROOM
Wall-mounted electric log effect fire, coved ceiling, three double glazed sash windows to front enjoying far reaching views over the hillside, radiator, cupboard housing gas-fired boiler, double glazed sliding doors opening to **balcony** to front, radiator, open plan to:

KITCHEN
Fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine, integrated slimline dishwasher and integrated electric oven, roll top work surfaces inset with four burner gas hob and 1 ½ bowl stainless steel sink and drainer with mixer tap, tiled splashbacks, range of coordinating wall cupboards, stainless steel extractor hood above the hob, space for free standing fridge freezer, coved ceiling.

BEDROOM
Range of fitted wardrobe cupboards, three double glazed sash windows to rear enjoying glimpses of the sea, radiator.

BEDROOM
Coved ceiling, double glazed sash window to rear enjoying glimpses of the sea, radiator.

BATHROOM
Panelled bath with mixer tap and separate thermostatically controlled shower, low-level WC with concealed cistern and with vanity cupboards to side topped with a winged wash basin with mixer tap, tiled floor, tiled walls, coved ceiling, recessed lighting, extractor fan, heated ladder rack towel rail.

BASEMENT STORE CUPBOARD
Accessed from internal staircase located in an adjascent building, part of the Moyle Court Development. A generous space with light.

OUTSIDE
Allocated parking space accessed from South Road.

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

Service charge - £1490.00 half yearly

Lease 999 years (as of 25/03/87)

EPC Rating C

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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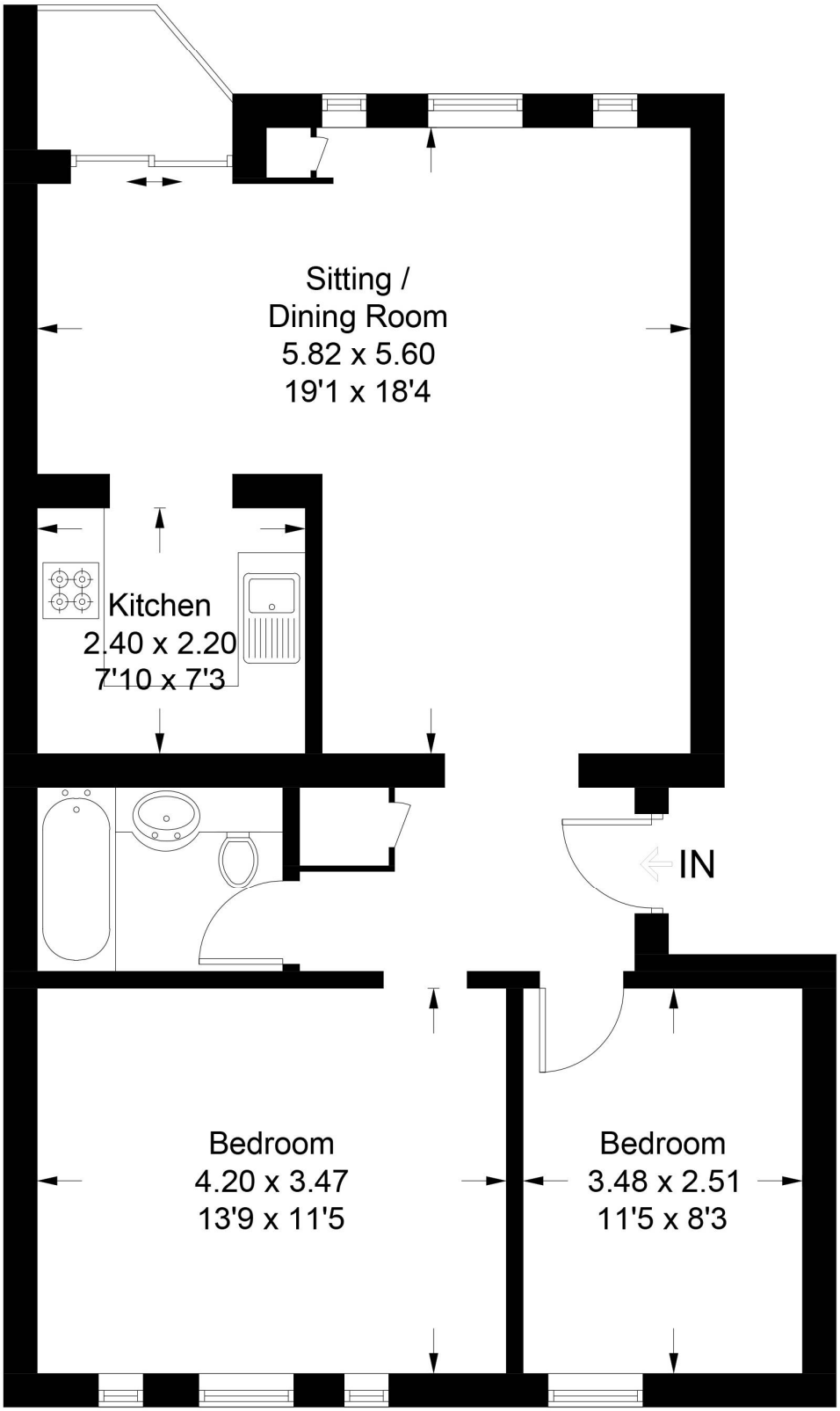
BASKETBALL

Moyle Court, Hythe, CT21

Approximate Gross Internal Area = 66.9 sq m / 720 sq ft



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