



49 High Street, Hythe, Kent CT21 5AD



14 CAPTAINS COURT, STADE STREET, HYTHE

£189,950 Leasehold
No Onward Chain

A well-proportioned first floor, retirement apartment in a highly regarded building, moments from the beach and a level walk from the High Street. The accommodation comprises a sitting/dining room, two bedrooms, kitchen and a shower room. EPC C.



14 Captains Court, Stade Street, Hythe CT21 6ED

**Entrance Hall, Sitting/Dining Room,
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 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:

ENTRANCE HALL

Access to deep shelved storage cupboard, deep walk-in storage cupboard, also equipped with shelving and heated linen cupboard housing tanks etc, electric heater, doors to:

SITTING/DINING ROOM

Attractive painted faux fireplace surround with electric fire over a marble hearth, wall light points, coved ceiling, double glazed window overlooking the communal garden, electric heater, archway to:

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating freestanding electric oven, recess for fridge freezer, roll top work surfaces inset with stainless steel sink and drainer with tiled splashbacks, coordinating wall cupboards incorporating extractor hood above the hob, double glazed circular window to side, coved ceiling, extractor fan.

BEDROOM

Range of fitted wardrobe cupboards concealed by folding, smoked mirrored doors, coved ceiling, wall light point, double glazed window to rear, electric heater.

BEDROOM

Fitted wardrobe, cupboard concealed by smoked mirrored doors, coved ceiling, wall light point, double glazed window to rear, electric heater.

SHOWER ROOM

Twin-sized shower enclosure, fitted with electric shower, low-level WC, wash basin with vanity cupboard below, tiled walls, coved ceiling, electric heater, heated towel rail.

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

GROUND RENT & SERVICE CHARGE

£3000 per annum

LEASE

67 Years remaining

EPC Rating Band C

COUNCIL TAX

Band C approx. £2228.22 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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

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Captains Court, Hythe, CT21

Approximate Gross Internal Area = 58.3 sq m / 627 sq ft

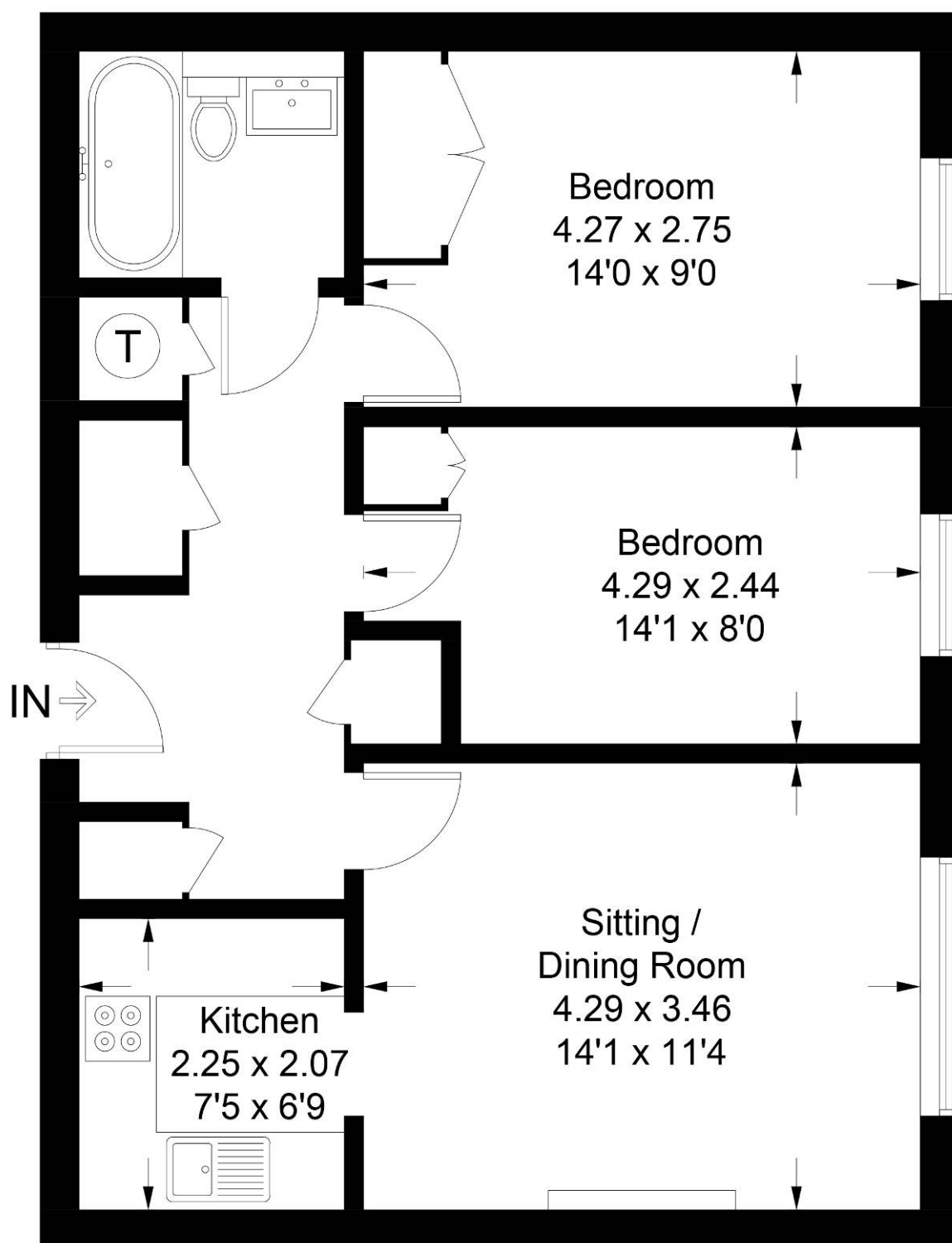


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