



49 High Street, Hythe, Kent CT21 5AD



7 HOWEY APARTMENTS, 92 SEABROOK ROAD, HYTHE

£425,000 Leasehold

A stunning penthouse apartment in a prime location, within reasonable walking distance of the town centre. The spacious accommodation, which enjoys lovely views over tree tops, the golf course and to the sea, comprises a large sitting/dining room, kitchen, 2 double bedrooms (1 en-suite). Gardens, allocated parking. EPC B



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**Communal Hallway with Lift & Stairs, Entrance Hall, Sitting/Dining Room
Balcony, Kitchen, Utility Room, Principal Bedroom with En-Suite Shower Room,
Further Bedroom, Shower Room
Allocated Parking, Communal Gardens**

SITUATION

Howey Apartments are conveniently situated on Seabrook Road, only a short walk from the town centre with its 4 supermarkets (including Waitrose, Sainsburys and Aldi), bustling and vibrant High Street with a range of independent shops, boutiques, cafes and restaurants, doctors surgeries, dentists etc. The Royal Military Canal is directly behind the communal gardens, with pleasant towpath walks and cycle path and the attractive, unspoilt seafront and long pebbly beach is a level walk away. There is a wide variety of sporting and leisure facilities in the area, including the Hotel Imperial Leisure Centre, cricket and lawn tennis clubs, 2 golf courses, sailing club, etc. There are many clubs and societies within the town that welcome new members, and a fortnightly farmers market.

There are bus stops close by with local services to Folkestone, Ashford, Romney Marsh, etc. and Hythe is very conveniently located for easy access to the M20 (Junction 11 - 4 miles), Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (11 miles). Sandling main line railway station, approximately 2½ miles away on the outskirts of Saltwood, offers regular commuter services to London and High Speed trains to London St Pancras are available from Folkestone and Ashford with journey times of under an hour.

DESCRIPTION

Howey Apartments are a prestigious block of high specification apartments which were completed in 2006. The block is set within beautifully maintained communal gardens which back directly onto the banks of the Royal Military Canal.

This stunning penthouse, which is served by a lift and is finished to a high specification with under floor heating throughout, offers particularly spacious, light and airy accommodation including a spacious entrance hall, large living space with access to a balcony from where a superb open aspect over tree tops, the golf course and to the sea can be enjoyed. There is a well appointed kitchen with integrated appliances and leading to a utility room, two double bedrooms (the principal bedroom with an en-suite shower room) and a shower room.

The delightful communal gardens incorporate parking areas where the apartment benefits from an allocated parking space and the use of visitors parking bays which are approached via a secure gated driveway.

The accommodation comprises:

COMMUNAL ENTRANCE HALL

Stairs and lift to 2nd floor, entry phone system, door from second floor landing opening to:

ENTRANCE HALL

Polished timber flooring with underfloor heating, deep storage cupboard housing recently installed replacement gas boiler, coved ceiling, recessed lighting, doors to:



OPEN PLAN LIVING SPACE

Polished timber flooring throughout with underfloor heating, coved ceiling, recessed lighting, double glazed sliding patio doors opening to and looking past the balcony to the Hythe Imperial golf course and to the sea beyond, partially open plan to:

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated dishwasher and deep pan drawers, square edged granite effect worktops inset with one and a half bowl ceramic sink and drainer unit with mixer tap and four burner induction hob with stainless steel extractor hood above, coordinating wall cupboards, integrated eyelevel electric oven, space for freestanding fridge/freezer, open aperture looking through the living space to the communal gardens, two light tubes, recessed lighting, opening to:

UTILITY SPACE

Range of base cupboards coordinating with those in the kitchen and incorporating space and provision for freestanding washing machine and tumble dryer, square edged granite effect worktops, coordinating wall cupboard, integrated fridge and freezer, heated ladder towel rail.

BEDROOM

A generous space incorporating a built-in office area with desk and flights of drawers, range of fitted wardrobe cupboards, atrium roof light, coved ceiling, recessed lighting, double glazed windows to front fitted with folding plantation style shutters, underfloor heating, door to:

EN-SUITE SHOWER ROOM

Well fitted with a contemporary suite comprising walk-in twin sized tiled shower enclosure fitted with thermostatically controlled rainhead shower with separate handheld attachment, wall hung WC, wall

hung wash basin with flight of drawers below and illuminated mirror above, timber effect flooring with underfloor heating, pair of light tubes, recessed lighting, extractor fan, heated ladder rack towel rail.

BEDROOM

Extensive range of built-in wardrobe cupboards, coved ceiling, recessed lighting, atrium roof light, double glazed roof light to front, underfloor heating.

SHOWER ROOM

Tiled shower enclosure fitted with thermostatically controlled shower, low-level WC, corner pedestal wash basin, tiled floor, walls tiled to half height, roof light, coved ceiling, recessed lighting, extractor fan, heated ladder towel rail.

OUTSIDE

Howey Apartments stands within attractively landscaped grounds with a lawned garden to the front set behind a brick built wall topped with wrought iron railings from where a block paved pathway leads to the front door. To the side of the property is a driveway leading to electronically operated gates opening to the:

REAR COMMUNAL GARDEN

Within the communal garden is an allocated parking space, visitors parking and bin store with the remainder of the garden being laid extensively to lawn dotted by various specimen trees. The garden can also be accessed from the communal hallway.

EPC Rating Band B

COUNCIL TAX

Band D approx. £2299.66 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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





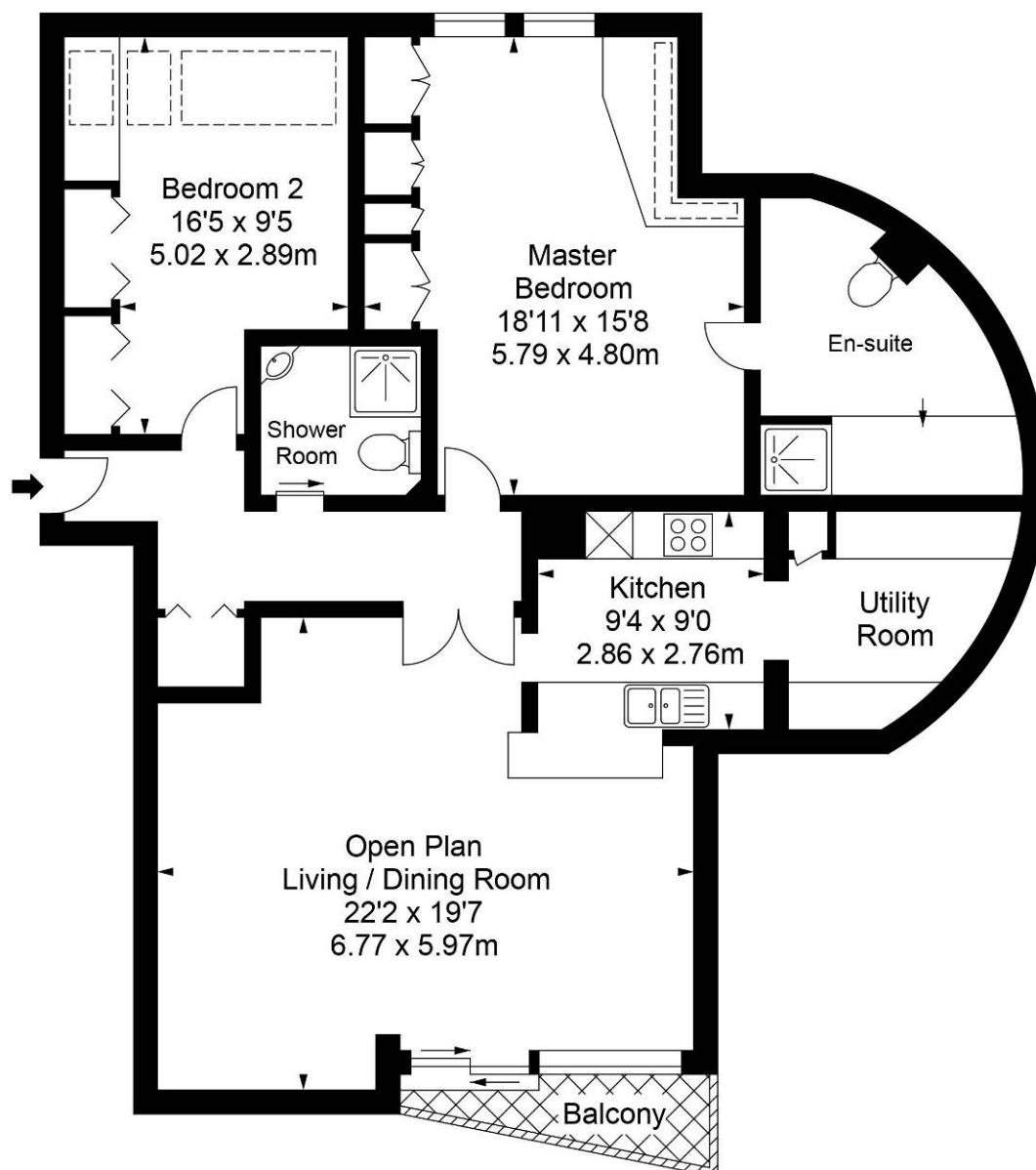


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Approximate Gross Internal Area :-

Total :- 118.63 sq m / 1277 sq ft



Second Floor

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