



49 High Street, Hythe, Kent CT21 5AD

**NO ONWARD CHAIN**



## **1 ADMIRALS WALK, SOUTH ROAD, HYTHE**

**£375,000 Leasehold**

**To include a share of the freehold**

An exceptional upper ground floor 3 bedroom apartment in a sought after beachfront development, enjoying views of the sea. Served by a lift, the property enjoys 1344 sq ft of bright and airy accommodation including a 37ft dual aspect living space, well fitted kitchen and a sun room. Secure parking, private terrace. EPC D



# **1 Admirals Walk**

## **South Road, Hythe CT21 6AL**

**Entrance Hall, Sitting/Dining Room, Kitchen,  
Sun Room opening to a Private Terrace,  
3 Bedrooms, Shower Room and Cloakroom  
Secure Allocated Parking Space, Communal Gardens**

### **SITUATION**

Accessed from South Road, this prestigious building fronts onto and overlooks Marine Parade, a prime beachfront location on the unspoilt 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 tennis, bowls, cricket, squash and sailing clubs as well as water sports facilities. The larger town of Folkestone is less than 5 miles and the Cathedral City of Canterbury is approximately 17 miles distant.

The area is fortunate in having particularly good communications with a mainline railway station in Saltwood (Sandling 2.8 miles) and access to the M20 (Junction 11 3.5 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is 3.5 miles away and the ferry port of Dover is 12 miles away. (All distances are approximate.)

### **DESCRIPTION**

Built in the 1970 s by Charliers, a local developer held in particularly high regard, Admirals Walk is widely considered to be one of Hythe s most desirable developments of purpose built apartments. It occupies a prime beachfront position and commands stunning views of the English Channel, around the bay to Dungeness and of the coast of France on a clear day. In addition, to the rear, views can be enjoyed over Hythe s pretty hillside and of St Leonards Church.

This upper ground floor apartment, which is served by a lift, offers bright, spacious accommodation which is of particularly comfortable proportions and is flooded with light from its many sea facing windows. The property is generally very well presented throughout.

The accommodation includes an entrance hall leading to the 37ft double aspect living space, a well equipped kitchen, three bedrooms, a shower room and a separate cloakroom. Accessed from the sitting room is the sun room, the perfect vantage point from where to relax and soak up the beautiful sea views. It also provides access to a generously sized private terrace overlooking the communal gardens and from where views of the sea can be enjoyed. The apartment also benefits from an allocated parking space within the secure car park, a store room and the use of the pretty communal gardens.

The accommodation comprises:

### **COMMUNAL ENTRANCE HALL**

Camera entry phone system, lift and stairs rising to the upper ground floor landing from where a recently installed fire door opens to:

### **ENTRANCE HALL**

Wall light points, recessed lighting, book shelving, radiator, glazed double doors to:

### **SITTING/DINING ROOM.**

Spanning the full depth of the building, the sitting/dining room is a generous space with double glazed sliding windows to rear overlooking the gardens and enjoying views to the sea, coved ceiling, two decorative ceiling roses, wall-mounted contemporary electric fire, double glazed window to side, double glazed window to rear, radiators, double glazed door to:

### **SUNROOM**

Full wall of double glazed sliding windows which open up the full width of the aperture and overlook the communal gardens, with views of the sea, tiled floor, ceiling fan, radiator, double glazed casement door opening to the terrace.

### **THE TERRACE**

The terrace is of a generous size and is paved for ease of maintenance providing the perfect vantage point from which to enjoy the views over the gardens and of the sea and to relax and dine alfresco.

### **KITCHEN**

Well fitted with a range of base cupboard and drawer units incorporating integrated dishwasher, roll top work surfaces inset with Neff induction hob and twin bowl stainless steel sink and drainer with mixer tap, tiled splashbacks, range of coordinating wall cupboards with concealed lighting beneath, integrated fridge and freezer, integrated eye level oven and microwave oven, extractor hood above the hob, double glazed window to rear.

### **BEDROOM**

Full wall range of fitted wardrobe cupboards with coordinating flights of drawers to either side of a recess for a double bed, coordinating dressing table unit, wall light points, coved ceiling, double glazed windows to rear, looking through the sunroom to the gardens and the sea beyond, radiator.

### **BEDROOM**

Range of fitted wardrobe cupboards with coordinating bedside cabinets flanking a recess for a double bed, wall light points, coved ceiling, double glazed window looking through the sunroom to the gardens and sea to the rear, radiator.

### **BEDROOM**

Fitted wardrobe cupboards, coved ceiling, double glazed window to front, radiator.

### **SHOWER ROOM**

Twin-sized tiled shower enclosure with thermostatically controlled multi-jet shower, low-level WC with concealed cistern, bidet, wash basin set into work top with vanity cupboards below, coordinating vanity cupboards and mirrored splash back above with recessed lighting over, tiled floor, tiled walls, extractor fan, obscured double glazed windows to front, wall-mounted heated ladder rack towel rail, built-in heated linen cupboard, housing factory-lagged hot water cylinder.

### **CLOAKROOM**

Low-level WC with concealed cistern, wash basin with mixer tap set on top of a vanity cupboard with mirrored splashback with lighting above, tiled floor, tiled walls, extractor fan.

### **COMMON PARTS**

#### **STORE CUPBOARD**

Accessed from the communal hallway is an inner hall where the property benefits from a generously sized allocated storage cupboard and access to the bin store.





## **GARAGE**

Secure underground garage with electronically operated door where the property benefits from an **allocated parking space**.

## **OUTSIDE**

### **Communal Gardens**

Accessed from the side of the building, the communal gardens are attractively landscaped and provide a pleasant environment in which to relax.

## **LEASE DETAILS**

999 years from 2005. Share in the Freehold is included.

### **SERVICE CHARGE**

We are advised that the service charge currently stands at circa £470 per calendar month although this is likely to reduce as the gas supply is to be separated for each apartment. This covers the water supply, building repairs and insurance, lift maintenance, maintenance of the communal areas and gardens and an onsite caretaker.

## **EPC Rating Band D**

### **COUNCIL TAX**

Band E approx. £2810.69 (2026/27)  
Folkestone & Hythe District Council.

### **VIEWING**

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

Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.





# Admirals Walk, Hythe, CT21

Approximate Gross Internal Area = 124.9 sq m / 1344 sq ft

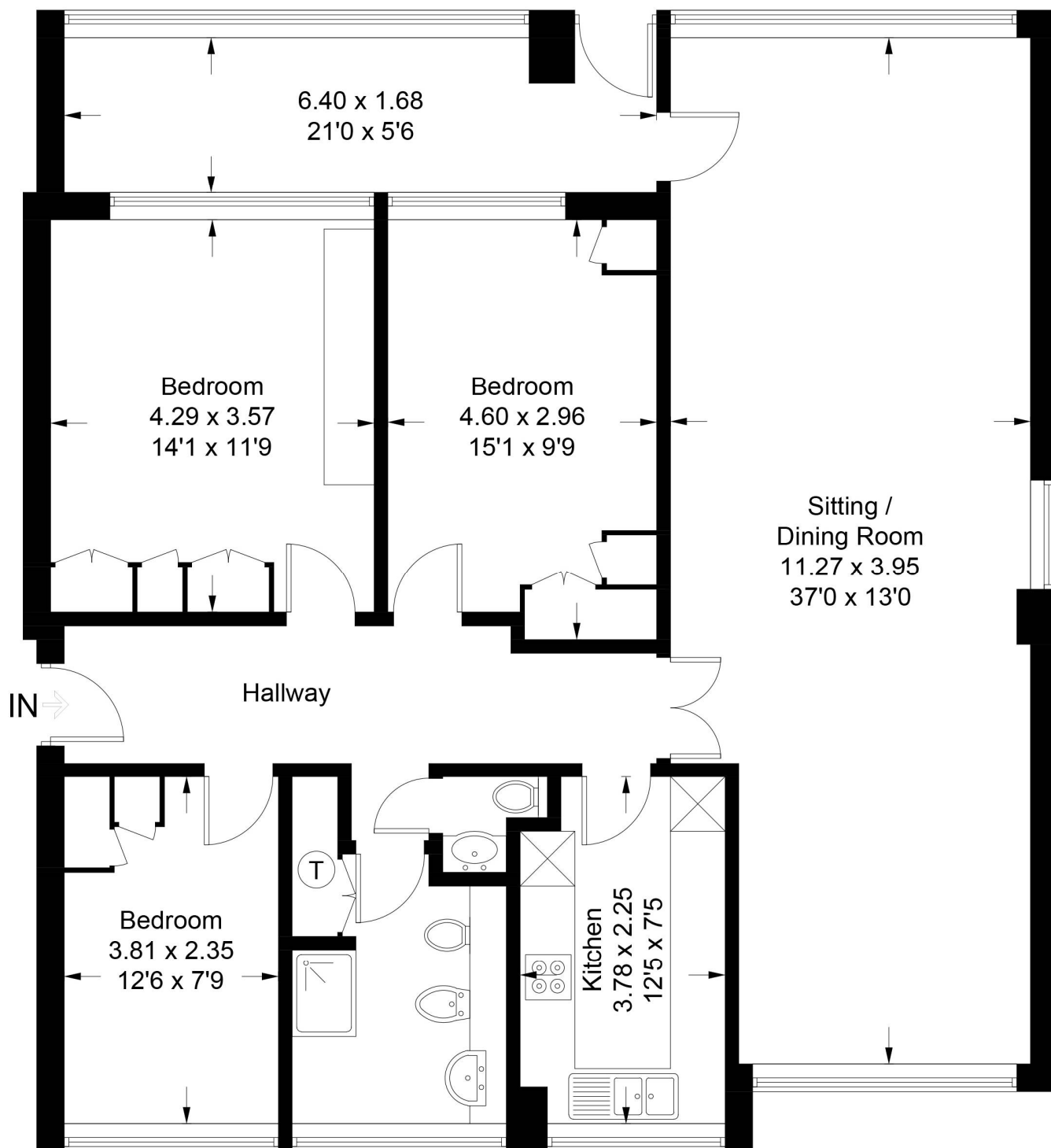


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1315351)