



49 High Street, Hythe, Kent CT21 5AD

**NO ONWARD CHAIN**



## **8 CAPTAINS COURT STADE STREET, HYTHE**

**£235,000 Leasehold**

**A well presented ground floor, two bedroom retirement apartment situated at the front of the building and enjoying a private patio. The apartment is part of a highly regarded development, close to the beach and a relatively short & level walk from the town centre. EPC D.**



# **8 CAPTAINS COURT STADE STREET HYTHE CT21 6ED**

**Entrance Hall, Sitting/Dining Room,  
Fitted Kitchen, 2 Bedrooms, Shower Room  
Private Patio**

**Residents Sitting Room, Dining/Games Room, Conservatory,  
Laundry Room, Guest Suite, Gardens & Parking**

## **DESCRIPTION**

This well presented, ground floor retirement apartment, forms part of a highly regarded development which is well positioned moments from the seafront and a short walk from the town centre. The property is one of the best in the development with the principal living space enjoying a westerly aspect and a private patio area. The accommodation is comfortably proportioned, benefits from ample storage and comprises a sitting/dining room, fitted kitchen, 2 bedrooms and a bathroom.

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 a House Manager 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**

Entered via a panelled door, niche providing useful study area, built-in cupboards (one fitted with shelving and hanging rail for coats), the second is a walk-in part shelved storage cupboard, the third fitted with shelving and housing the cold water feed and hot water cylinder, electric heater, doors to:-

### **SITTING ROOM**

Ornamental fireplace surround with electric fire above a marble hearth, wall light points, coved ceiling, double glazed casement door with double glazed window to side opening to paved patio area to front, electric heater, archway to:-

### **KITCHEN**

Range of base cupboards and drawer units incorporating recess with freestanding electric cooker, rolltop worksurfaces inset with stainless steel sink and drainer unit with mixer tap, coordinating wall cupboards, recess for freestanding fridge/freezer.

### **BEDROOM**

Built-in wardrobe cupboards with smoked mirrored glass folding doors, wall light point, coved ceiling, double glazed window to front, electric heater.

### **BEDROOM**

Built-in wardrobe cupboard, wall light point, coved ceiling, double glazed window to front, electric heater.

### **BATHROOM**

Panelled bath with Aqualisa Aqua Stream shower and glazed shower screen, low-level WC, pedestal wash basin, tiled walls, shaver point, wall light point, coved ceiling, extractor fan, electric heater.

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

**Ground rent & Service charge** -  
£228.09 Per calendar month.

**Lease** Remainder of 100 year lease which commenced in 1994

**EPC Rating D**

### **COUNCIL TAX**

Band C approx. £1863.04 (2022/23)  
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.





# Captains Court, Hythe, CT21

Approximate Gross Internal Area = 59.1 sq m / 636 sq ft

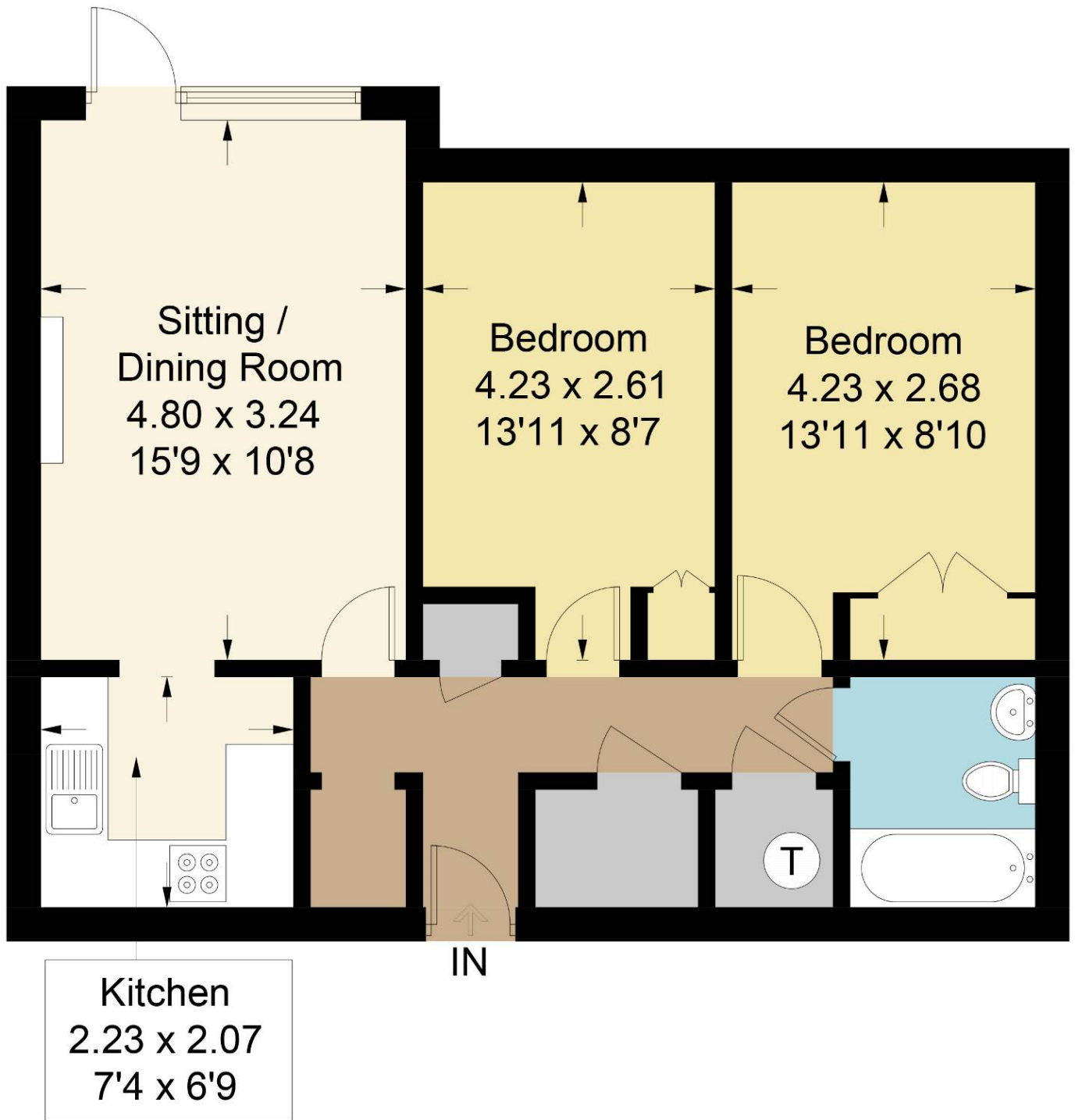


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID915759)



49 High Street, Hythe, Kent CT21 5AD  
Tel: 01303 266022  
[www.lawrenceandco.co.uk](http://www.lawrenceandco.co.uk)  
[findahome@lawrenceandco.co.uk](mailto:findahome@lawrenceandco.co.uk)