LAWRENCE & Co
- of Hythe -

49 High Street, Hythe, Kent CT21 5AD

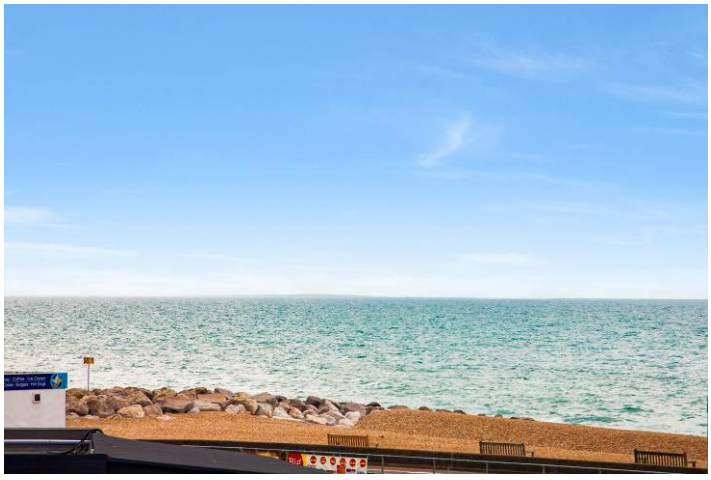


APARTMENT 6, 2 OLIVIA COURT, COURT ROAD, SEABROOK, HYTHE

£360,000 Leasehold

No Onward Chain

A stunning first floor apartment, served by a lift, offering impeccably presented accommodation including a generous open plan kitchen/dining/ living space with balcony from where views of the sea can be enjoyed. Two bedrooms (one en-suite shower room), bathroom. Secure allocated parking space. EPC B.



www.lawrenceandco.co.uk **Tel: 01303 266022** **email**: findahome@lawrenceandco.co.uk

Apartment 6, 2 Olivia Court,
Court Road, Seabrook, Hythe CT21 5FD

Entrance Hall, Open Plan Kitchen/Living/Dining,
Balcony with views of the sea,
Two double bedrooms (the principal with En-Suite Shower Room)
Bathroom,
Communal Gardens, Secure Allocated Parking

SITUATION

Olivia Court is situated in a prime location in Seabrook, a popular residential area between Hythe and Sandgate (1.5 miles and 1.2 miles respectively) and is very accessible to both. The area benefits from a local shop, public house and highly regarded primary school.

The quaint, unspoilt town of Hythe has a selection of independent shops and restaurants, together with 4 supermarkets (including Waitrose, Sainsburys and Aldi), doctors, dentist, etc. There is a fortnightly farmers market and many clubs and societies that welcome new members. There are three golf courses in the vicinity, as well as sailing, bowls, cricket, squash and tennis clubs and the Leisure Centre at the Hotel Imperial.

The area is fortunate in having particularly good communications as there are main line railway stations within easy reach and an access point for the M20 motorway (Junction 12) only 2 miles away, making it possible to reach Central London within about 1½ hours by both road and rail. The High Speed Rail Link offers a journey time to the City of just under an hour and is available from Folkestone West, Folkestone Central and also Ashford Station. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is 2.5 miles away and Ashford International Passenger Terminal is only 20 minutes by car. The ferry port of Dover is approximately 11 miles away. (All distances are approximate).

DESCRIPTION

A superior two bedroom first floor apartment offering impeccably presented, light and airy accommodation of particularly comfortable proportions, with some lovely sea views. It enjoys a smart contemporary finish which has been executed to an exacting standard with attention being paid to every detail, benefitting from under floor heating throughout.

The property comprises a generous entrance hall, a spacious open plan kitchen/dining and living space with expansive glazing uniting the space with the balcony from where views of the sea can be enjoyed. There are two double bedrooms, with the principal room having an en-suite shower room and a further family bathroom. There is an allocated parking space within the secure undercroft parking area.

The apartment is being sold with the benefit of no onward chain.

The accommodation comprises:

COMMUNAL ENTRANCE HALL

With entry phone, lift and stairs rising to first floor and also accessing the car park.

FIRST FLOOR COMMUNAL HALLWAY

Door to:





ENTRANCE VESTIBULE
Polished timber flooring with underfloor heating, door to:

ENTRANCE HALL
Polished timber flooring with underfloor heating, recessed lighting, access to cupboard housing Greenwood AirVac system and manifolds for underfloor heating, doors to:

OPEN PLAN KITCHEN DINING LIVING SPACE
A generous space with timber effect flooring with underfloor heating throughout, the **kitchen area** well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated washing machine, Neff dishwasher, Neff electric oven with square edged quartz work tops under mounted with deep stainless steel sink with grooved drainer to side and mixer tap and inset with four burner Neff induction hob with coloured glass splashback and stainless steel and illuminated extractor hood above, coordinating wall cupboards with concealed lighting beneath, integrated fridge and freezer, full height storage cupboard also housing Worcester gas-fired boiler, recessed lighting, double glazed window to side, double glazed floor to ceiling picture window to the side, double glazed floor to ceiling picture window with casement door opening to:

THE BALCONY
A generous space enclosed by glass balustrade and from where far reaching views of the sea can be enjoyed and to the coast of France on a clear day.

BEDROOM
Floor to ceiling, double glazed picture window to side, recessed lighting, carpeted with underfloor heating, range of fitted wardrobe cupboards, door to:

EN-SUITE SHOWER ROOM
Well fitted with a contemporary suite comprising twin sized shower enclosure with thermostatically controlled monsoon shower with separate handheld attachment, wall-hung WC with concealed cistern, wall-hung washbasin with mixer tap, vanity drawer below and illuminated mirror above, tiled floor with underfloor heating, tiled walls, recessed lighting, extractor fan, wall-mounted heated ladder rack towel rail.

BEDROOM
Carpeted with underfloor heating, fitted wardrobe cupboards, recessed lighting, double glazed picture window to front, commanding far reaching views of the sea and to the coast of France on a clear day.

BATHROOM
Well fitted with a contemporary suite comprising panelled bath with glazed shower screen and thermostatically controlled shower, wall-hung WC with concealed cistern, wall-hung wash basin with mixer tap, vanity drawer below and illuminated mirror above, tiled floor, tiled walls, recessed lighting, extractor fan, heated ladder rack, towel rail.

COMMUNAL UNDERCROFT PARKING
Accessed from the secure gated courtyard and where the property benefits from an **allocated parking space**.

LEASE
We understand that there is the balance of a 999 year lease which commenced circa 2016.

SERVICE CHARGE
We understand that the service charge is currently £2090.00 per annum. Building Insurance £1071.00 per annum.

GROUND RENT
We understand that the ground rent is currently fixed at £325 per annum.

EPC Rating Band B

COUNCIL TAX
Band D approx. £2,409.11 (2025/26) Folkestone & Hythe District Council.

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



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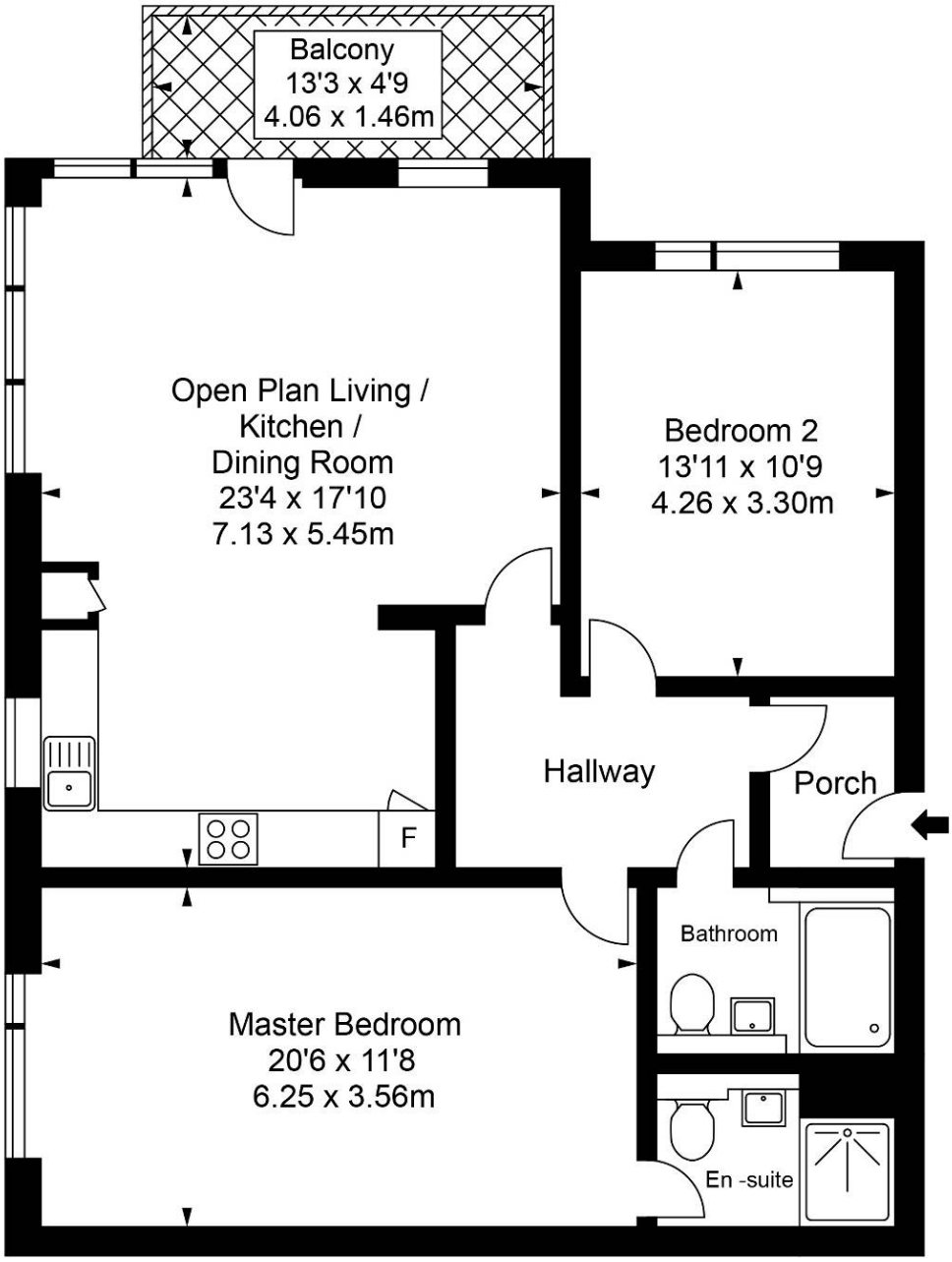




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F6 Block 2, Olivia Court, Hythe

Approximate Gross Internal Area :-
First Floor :- 94.69 sq m / 1019 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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