



49 High Street, Hythe, Kent CT21 5AD

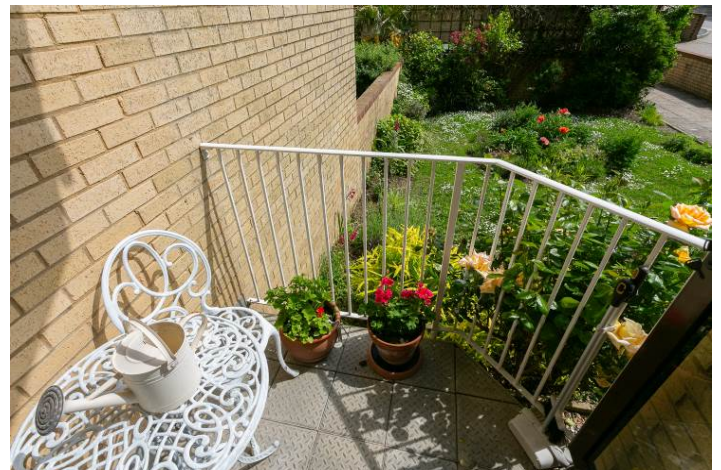
**NO ONWARD CHAIN**



## **15 MOYLE COURT, SOUTH ROAD, HYTHE**

**This upper ground floor apartment is situated in a particularly desirable location, just one road back from the seafront. The well presented accommodation includes a generous sitting room, kitchen/dining room, balcony, 2 double bedrooms (one with en-suite shower) & a bathroom. Allocated parking & garage. EPC C**

**£265,000 Leasehold  
To Include A Share In The Freehold**



# **15 Moyle Court**

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

**Communal Hallway, Entrance Hall, Sitting/Dining Room,  
Fitted Kitchen, South Facing Balcony,  
Two Double Bedrooms, Bathroom,  
Allocated Parking Space, Garage, Communal Gardens**

### **DESCRIPTION**

A purpose built, upper ground floor apartment in a sought after location being set just back from Marine Parade and long stretches of unspoilt shingle beaches. This apartment enjoys light, airy and spacious accommodation and benefits from a south facing balcony.

The accommodation comprises an entrance hall leading to a generous sitting room open through to the kitchen/dining room which is flooded with light from the bay window and doors which open onto the south facing balcony. There are two double bedrooms to the rear of the building, one with walk-in wardrobe and shower. There is also a bathroom.

The apartment benefits from an allocated parking space and a garage and also the use of the communal gardens.

### **SITUATION**

In a prime location, just off the unspoilt and pedestrianised 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 around 4 miles and the Cathedral City of Canterbury is approximately 18 miles distant.

The area is fortunate in having particularly good communications with a mainline railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (4 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively.

The Channel Tunnel Terminal is only 4 miles away and the ferry port of Dover is 13 miles away. (All distances are approximate.)



The accommodation comprises:

### **COMMUNAL ENTRANCE HALL**

Entry phone system, door to:

### **ENTRANCE HALL**

Access to deep cloaks cupboard, coved ceiling, radiator concealed by decorative cover, doors to bedrooms, bathroom and open through to:-

### **SITTING ROOM**

Bay with double glazed sash windows, cupboard housing Worcester gas boiler, two radiators concealed by decorative covers, coved ceiling, open through to:-

### **KITCHEN/DINING ROOM**

Well fitted with a range of base cupboard and drawer units incorporating integrated washing machine, recess and plumbing for dishwasher, integrated Bosch oven, fridge and freezer, worksurface inset with 1 ½ bowl stainless steel sink and drainer unit with mixer tap, Neff ceramic hob with extractor hood above, coordinating wall cupboards and display cabinets, wood flooring, double glazed patio doors to:-

### **BALCONY**

A pleasant south facing balcony enclosed by wrought iron balustrade, providing a pleasant environment in which to relax and dine alfresco.

### **BEDROOM**

Bay with double glazed sash windows to front, radiator concealed by decorative cover, walk in wardrobe, access to tiled shower cubicle fitted with Triton electric

shower, recessed lights, extractor fan, wash basin with vanity cupboard below.

### **BEDROOM**

Fitted wardrobe cupboards and coordinating central dressing table, coved ceiling, double glazed sash window to front, radiator concealed by decorative cover.

### **BATHROOM**

Walk-in bath with mixer tap and Aqualisa shower attachment, pedestal wash basin, close coupled WC, part tiled walls, radiator, extractor fan, coved ceiling.

### **OUTSIDE**

### **GARAGE**

Up and over door to front.

Allocated parking space accessed from South Road.

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

**Service charge** - £1,490.00 half yearly

**Lease** 999 years (as of 25/03/87)

**EPC Rating C**

### **COUNCIL TAX**

Band D approx. £2,299.66 (2024/25)  
Folkestone & Hythe District Council.

### **VIEWING**

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

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# Moyle Court, Hythe, CT21

Approximate Gross Internal Area = 69.2 sq m / 745 sq ft

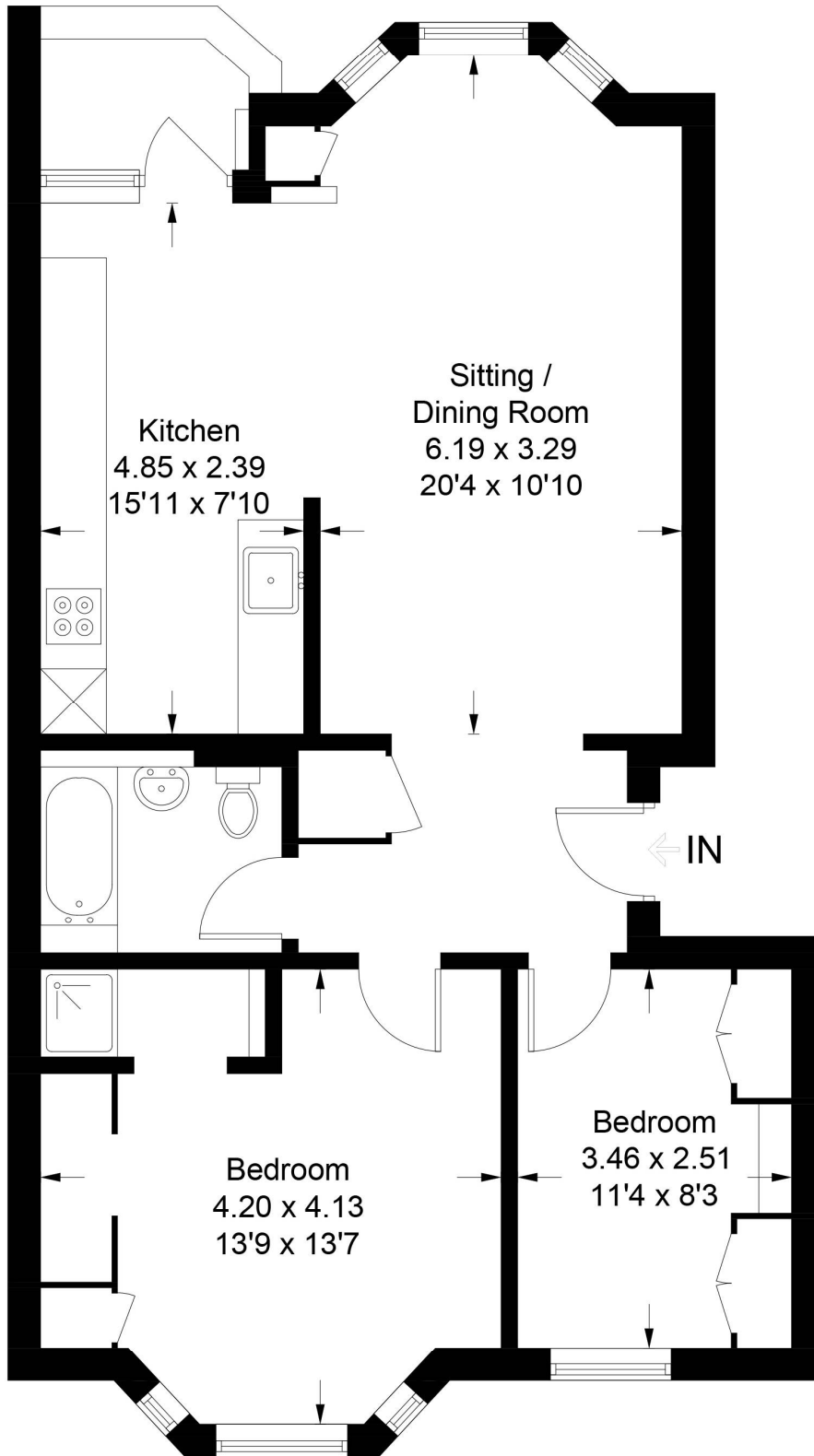


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