



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



**18 ADMIRALS WALK,
SOUTH ROAD, HYTHE**

Rarely available, an exceptional third floor 2 bedroom apartment within this much sought after beachfront development. Served by a lift, the property enjoys 1171 sq ft of bright and airy accommodation including a 37ft dual aspect living space, well fitted kitchen and a sun room. Secure parking, store, communal garden. EPC C

£450,000 Leasehold
To include a share of the freehold



17 Admirals Walk

South Road, Hythe CT21 6AL

**Entrance Hall, Sitting/Dining Room, Kitchen,
Sun Room, 2 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. Eurostar trains to Paris and Brussels also depart from the latter. 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 1970s 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 third 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 now in need of general cosmetic improvement but is considered well worthy of any expenditure required and has been priced accordingly.

The accommodation includes an entrance hall leading to the 37ft double aspect living space, a well equipped kitchen, two double bedrooms, a shower room and a separate cloakroom. Accessed from the sitting room and the two bedrooms is the sun room, the perfect vantage point from where to relax and soak up the stunning sea views. 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 third floor communal landing from where a recently installed fire door opens to:

ENTRANCE HALL

Access to part shelved storage cupboard, radiator, doors to:

SITTING/DINING ROOM

A generous space with coved ceiling, double glazed picture window to front enjoying a pleasing open aspect over Hythe's pretty hillside and St Leonards Church, double glazed picture window to rear commanding a panoramic vista of the sea and around the bay to Dungeness in the distance, radiators, door to sunroom, sliding door to:

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units in a sleek modern high gloss white finish and incorporating deep pan drawers, slimline dishwasher and space and plumbing for washing machine, square edged marble effect worktops inset with four burner induction hob and stainless steel one and a half bowl sink and drainer unit with mixer tap, coordinating wall cupboards, integrated eyelevel double oven/grill and microwave, space for freestanding fridge/freezer, double glazed window to front enjoying views over the hillside and of St Leonards Church, door returning to entrance hall.

BEDROOM

Comprehensive range of built-in wardrobe cupboards with coordinating overhead storage above the recess for the bed which is flanked by a pair of coordinating bedside cabinets, coordinating dressing table, coved ceiling, picture window and glazed door opening to and enjoying views through the sunroom and of the sea, radiator.

BEDROOM

Comprehensive range of built-in wardrobe cupboards with overhead storage above recess for bed with central flight of drawers and coordinating dressing table, coved ceiling, window and glazed door opening to and looking through the sunroom to the sea beyond, radiator.

SUNROOM

Tiled flooring, full wall of double glazed windows commanding panoramic views of the sea and around the bay to Dungeness, glazed door returning to sitting room.

SHOWER ROOM

Walk-in tiled shower enclosure fitted with thermostatically controlled rainhead shower with separate handheld attachment, low level WC with concealed cistern, pedestal wash basin, tiled floor, tiled walls, shaver and light point, obscured double glazed windows to front, radiator, door to shelved linen cupboard and door to further cupboard housing the factory lagged hot water cylinder and water storage tank.

CLOAKROOM

Low-level WC, wash basin with vanity cupboard below, tiled floor, extractor fan.

STORE CUPBOARD

Accessed from the communal hallway is an inner hall where the property benefits from a generously sized allocated storage cupboard.

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 is £528.54 PCM. This covers, water supply, building repairs and insurance, lift maintenance, maintenance of the communal areas and gardens and an onsite caretaker.

EPC Rating Band C

COUNCIL TAX

Band E approx. £2810.69 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

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Admirals Walk, Hythe, CT21

Approximate Gross Internal Area = 108.8 sq m / 1171 sq ft

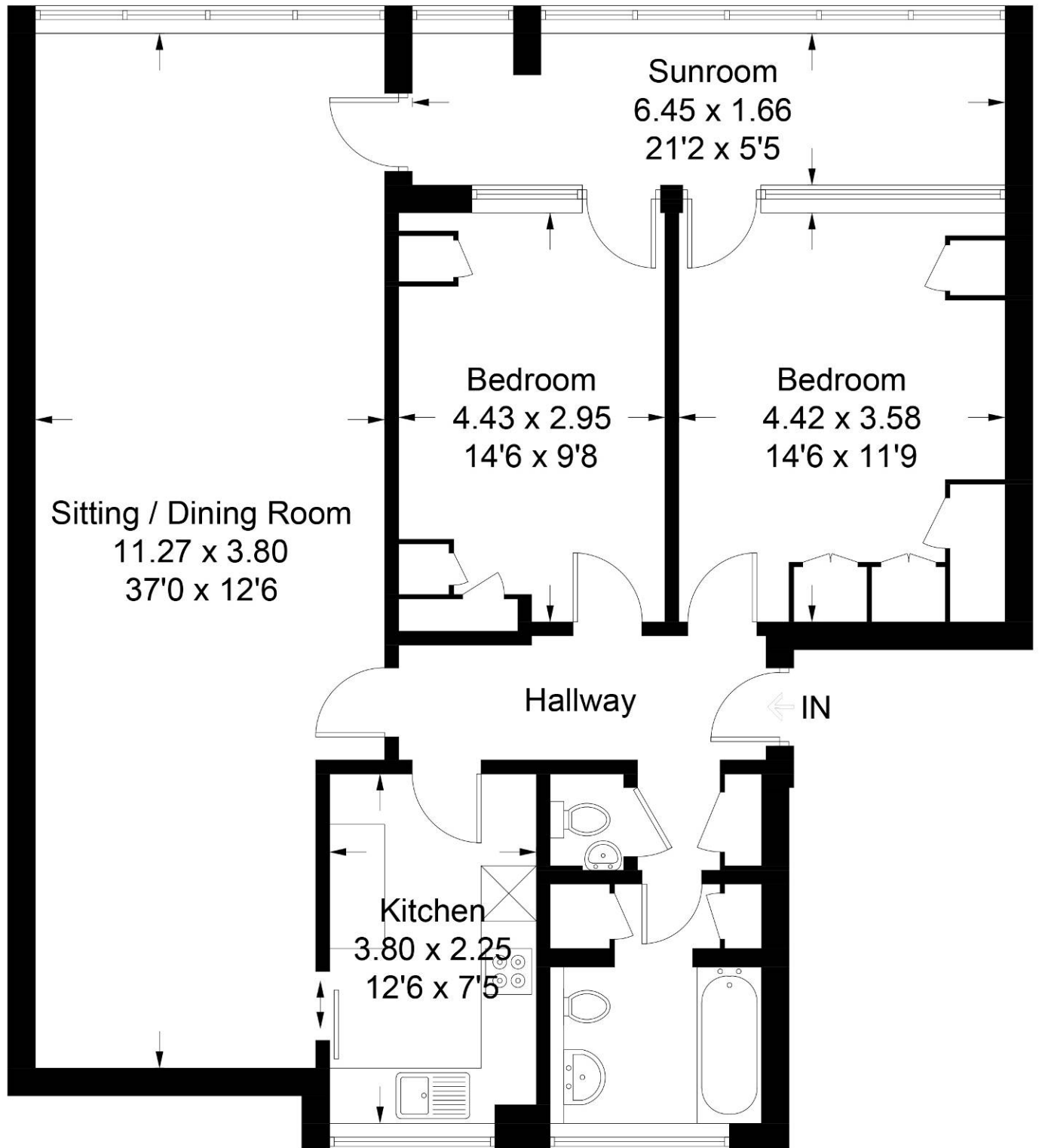


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