



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



5 HORIZON APARTMENTS 85 SEABROOK ROAD, HYTHE

A well presented second floor apartment forming part of a highly regarded development of just 14 units and enjoys a lovely southerly aspect with views of the sea. Comprising a generous sitting/dining room, fitted kitchen, two bedrooms (one with en-suite shower room) & bathroom. Allocated parking. EPC C.

£245,000 Leasehold
To include a share of the Freehold



**5 Horizon Apartments
85 Seabrook Road
Hythe
CT21 5QP**

**Communal Hall, Entrance Hall, Sitting/Dining Room
Kitchen, Two Bedrooms (One with En Suite Shower Room), Bathroom
Allocated Parking Space & Visitor Parking**

DESCRIPTION

This superb apartment is situated on the second floor of this attractive Gillcrest Homes development of two blocks, housing 14 apartments and completed in 2006. It offers well presented accommodation and incorporates high quality fittings including oak internal fire doors, fitted kitchen with integrated appliances and under-floor heating with individual room controls. The delightful L-shaped sitting/dining room is south facing and where views to the sea can be enjoyed. Two double bedrooms (one with en-suite shower room) and a bathroom.

Outside there is storage for bins and bikes, a small communal garden and the property benefits from an allocated parking space and additional visitor parking.

NB. We have been advised that there is to be a call for additional funds to finance scheduled works. We understand that this is likely to be in the region of £15,000. All information to be verified between Solicitors.

SITUATION

This well presented apartment is conveniently situated on Seabrook Road, within reasonable walking distance of Hythe town centre and Seabrook with its local convenience store, public house and well regarded primary school. Hythe enjoys a bustling and vibrant High Street with a range of independent shops, boutiques, cafes and restaurants, doctors surgeries, dentists etc. The town is also well served with 4 supermarkets (including Waitrose, Sainsburys and Aldi). The Royal Military Canal with pleasant towpath walks and cycle path is nearby and so is the attractive, unspoilt seafront and long pebbly beach is a level walk away. There is a wide variety of sporting and leisure facilities in the area, including the Hotel Imperial Leisure Centre, cricket and lawn tennis clubs, 2 golf courses, bowls club, sailing club, etc. There are many clubs and societies within the town that welcome new members, and a fortnightly farmers market.

There are bus stops close by with local services to Folkestone, Ashford, Romney Marsh, Canterbury etc. and Hythe is very conveniently located for easy access to the M20 (Junction 11 4.4 miles), Channel Tunnel Terminal (3.6 miles), the ferry port of Dover (11.5 miles) and Ashford International Passenger Station (15 miles). Sandling main line railway station, approximately 3 miles away on the outskirts of Saltwood, offers regular commuter services to London and High Speed trains to London St Pancras are available from Folkestone (3 miles) and Ashford with journey times of under an hour.



The accommodation comprises:

COMMUNAL HALLWAY

Entry phone system, lift and stairs to all floors.

ENTRANCE HALL

Built-in cupboard, entry phone system, coved ceiling, recessed lighting, doors to:-

SITTING/DINING ROOM

An L-shaped, south-facing room with double-glazed doors opening to a Juliet balcony and enjoying views to the sea, double glazed window to front, access to storage cupboard, coved ceiling, open through to:

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated washing machine and integrated dishwasher, worksurface inset with stainless steel sink and drainer unit with mixer tap, five burner gas hob with extractor hood above, tiled splashbacks, coordinating wall cupboards (one housing the Gloworm gas boiler), integrated oven, recess housing fridge freezer, recessed lighting, tiled floor, double glazed window to side.

BEDROOM 1

Built in wardrobe cupboard concealed by sliding doors, double glazed window to rear, coved ceiling, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low-level WC with concealed cistern, pedestal wash basin, localised tiling, obscure double glazed window to side, recessed lighting, extractor fan, tiled floor.

BEDROOM 2

Fitted wardrobe cupboards concealed by sliding doors, double glaze window to rear, coved ceiling.

BATHROOM

Panelled bath with central mixer tap and separate handheld attachment, low-level WC with concealed cistern, pedestal wash basin, localised tiling, recessed lighting, extractor fan, tiled floor.

SERVICE CHARGE

£1900.00 per annum

LEASE

125 years from 2006. **A share of the freehold is included in the price.**

EPC Rating C.

COUNCIL TAX

Band C approx. £2044.14 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

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Horizon, Seabrook Road, Hythe, CT21

Approximate Gross Internal Area = 71.5 sq m / 770 sq ft

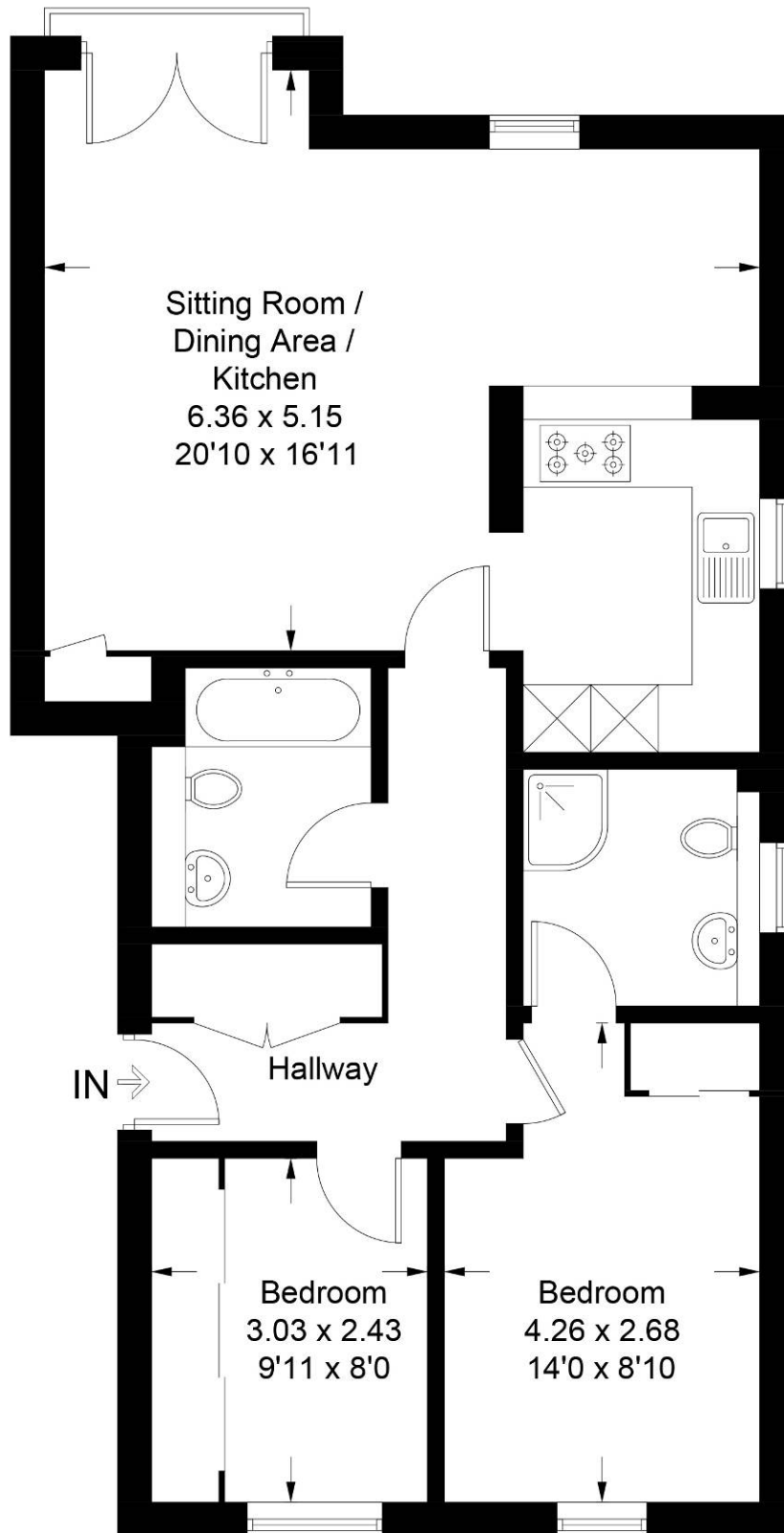


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