



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



**APARTMENT 5 ASPECT,
69A SEABROOK ROAD, HYTHE**

£595,000 Leasehold

To Include A Share In The Freehold

A stunning purpose built second floor apartment which commands exceptional views of the sea. Served by a lift, the apartment offers beautifully appointed accommodation in a sleek contemporary style with an open plan living space, 2 bedrooms (1 ensuite) and a large sea facing terrace. Garage & parking. EPC B



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Apartment 5 Aspect, 69A Seabrook Road, Hythe CT21 5QW

**Communal Entrance Hall With Lift And Stairs To Second Floor,
Entrance Hall, Open Plan Kitchen/Dining/Living Space leads to the
Sea Facing Terrace which is also accessible from the Principal Bedroom
with En-Suite Shower Room, Second Bedroom with Balcony, Bathroom,
Garage, Allocated Parking, Visitors Parking, Communal Gardens**

DESCRIPTION

This stunning second floor apartment forms part of a highly regarded development in a convenient location, within a relatively short walk from the town centre. The property, which is served by a lift, offers circa 1081 sq ft of impeccably presented accommodation which has been designed to compliment a modern lifestyle. This includes a welcoming hallway with ample storage and a utility cupboard with provision for a washing machine, leading to a particularly generous open plan kitchen/dining/living space incorporating a sleek modern kitchen with integrated appliances and which is flooded with light from the full wall of glazing which unites this impressive space with the full width, south facing terrace from where views to the sea can be enjoyed. There are two double bedrooms, the principal bedroom which also accesses the terrace and benefits from an en-suite shower room, the second with its own balcony, and a family bathroom.

Aspect is set in delightful communal gardens which are available for use and the apartment also benefits from an allocated parking space together with use of the visitors parking spaces. Unusually the property also benefits from a particularly generously sized garage.

The property is being sold with the added advantage of no onward chain.

SITUATION

This prestigious development is conveniently situated on Seabrook Road, only a short walk from the town centre with its 4 supermarkets (including Waitrose, Sainsburys and Aldi), bustling and vibrant High Street with a range of independent shops, boutiques, cafes and restaurants, doctors surgeries, dentists etc. The Royal Military Canal is close by, with pleasant towpath walks and cycle path and 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, squash, lawn tennis and bowls clubs, two golf courses, 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, etc. and Hythe is very conveniently located for easy access to the M20 (Junction 11 - 4 miles), Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (11 miles). Sandling main line railway station, approximately 2½ 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 and Ashford with journey times of under an hour.





The accommodation comprises:

COMMUNAL ENTRANCE HALL

Entry phone system, feature wall lighting, door to inner hallway with stairs and lift ascending to the second floor landing, door to:

ENTRANCE HALL

Engineered oak flooring in a grey washed finish, recessed lighting, generous built-in storage cupboard concealed by sliding coloured glass doors, contemporary radiator, door giving access to deep **utility cupboard** with provision for washing machine, Vaillant wall mounted gas fire boiler, doors to:

OPEN PLAN KITCHEN/DINING/LIVING SPACE

A generous space with engineered oak flooring in a grey washed finish throughout, kitchen area incorporating range of contemporary base cupboard and drawer units, square edged quartz worktops under mounted with 1 ½ bowl stainless steel sink with grooved drainer to side, Neff induction hob with extractor hood above, integrated fridge and freezer, integrated Neff eyelevel oven and combi microwave oven, coordinating island incorporating integrated Neff dishwasher, recessed lighting, two contemporary vertical radiators, high-level double glazed window to side, double glazed sliding patio doors opening to the terrace from where far reaching views of the sea can be enjoyed and around the bay to Dungeness and to the coast of France on a clear day.

THE TERRACE

A generous space enjoying a southerly aspect, finished in composite decking with inset lighting, enclosed by glazed balustrade, pair of wall lights .

BEDROOM

Range of built-in wardrobe cupboards concealed by sliding coloured glass doors, recessed lighting, provision for wall mounted TV, contemporary vertical radiator, double glazed sliding patio doors opening to the terrace from where far reaching views of the

sea and around the bay can be enjoyed, door to:

EN-SUITE SHOWER ROOM

Well fitted with a contemporary suite comprising twin sized tiled shower enclosure with thermostatically controlled rain head shower, wall hung WC with concealed cistern, wall hung wash basin with mixer tap, mirrored alcove, recessed lighting, extractor fan, heated ladder rack towel rail.

BEDROOM

Range of built-in wardrobe cupboards concealed by sliding coloured glass doors, provision for wall mounted TV, contemporary vertical radiator, double glazed casement door opening to composite decked balcony which is enclosed by glass balustrade from where views to the sea can be enjoyed.

BATHROOM

Well fitted with a contemporary suite comprising panel bath with thermostatically controlled shower above and glazed shower screen, wall hung WC with concealed cistern, wall hung wash basin with vanity drawer below, tiled walls, recessed lighting, extractor fan, mirrored alcove, obscured double glazed window to rear, heated ladder rack towel rail.

OUTSIDE

Aspect is approached via a long driveway leading to communal gardens and the parking to the front of the building where Apartment 5 benefits from an allocated parking space, use of the visitors parking spaces and access to the:

GARAGE

Of a generous size with electronically operated up and over door to front, power and light.

To the rear of the building, accessible from the first floor landing, there are further communal gardens with an expanse of lawn and a barbecue area for the use of the residents.



EPC Rating Band B

COUNCIL TAX

Band D approx. £2299.66 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

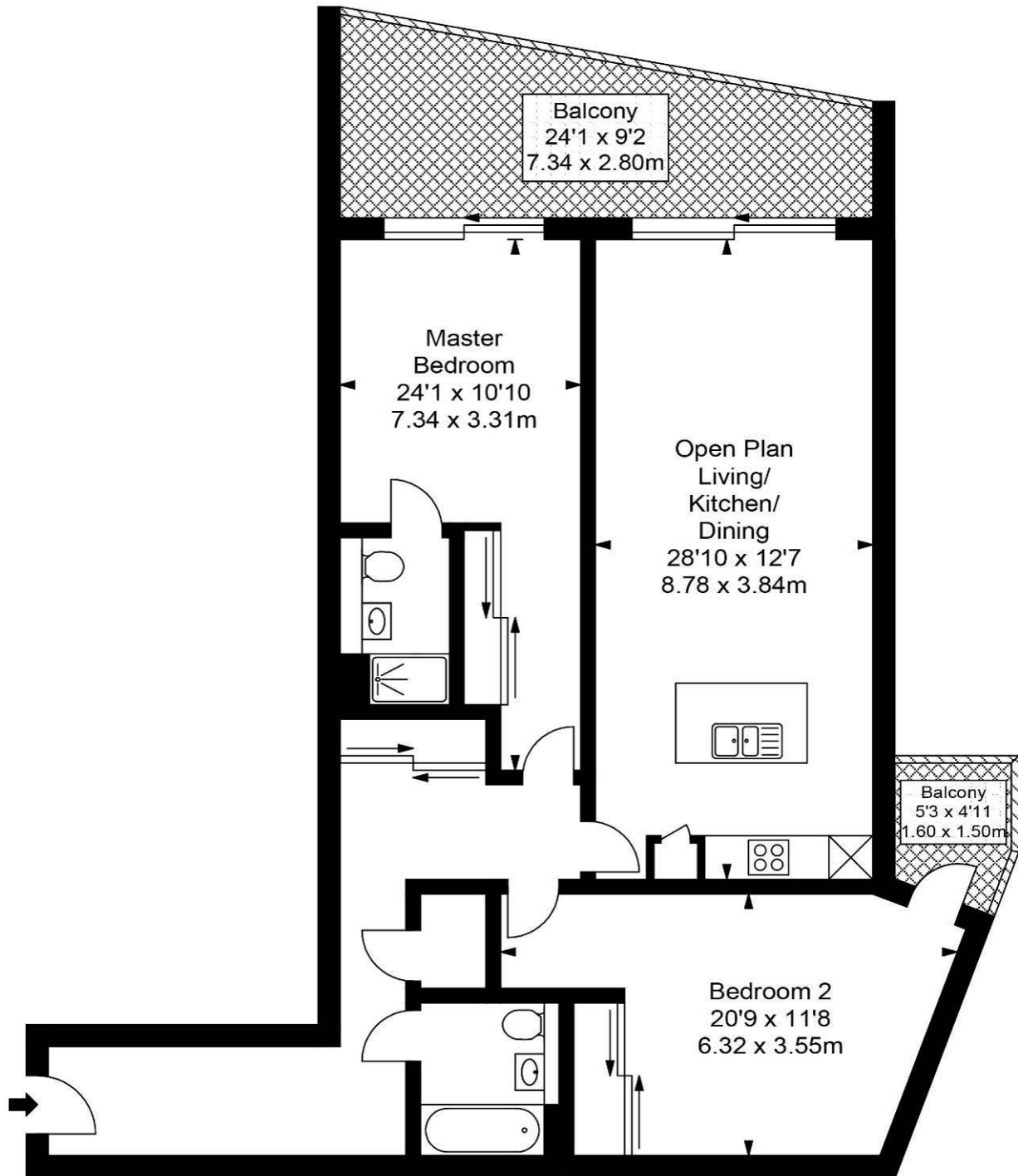


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5 Aspect Seabrook Road, Hythe, CT21 5QW

Approximate Gross Internal Area :-

Total :- 100.44 sq m/ 1081 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanettk.com