



49 High Street, Hythe, Kent CT21 5AD



16 CHELSEA COURT, SOUTH ROAD, HYTHE

£385,000 Leasehold

To include a share of the freehold

A beautifully presented first floor purpose built apartment in a prime sea facing position. Very comfortable accommodation comprising a generous sitting/dining room, smartly fitted kitchen, two bedrooms, shower room and separate cloakroom. South facing balcony offering sea views. Communal gardens, secure allocated parking.EPC C.



**16 Chelsea Court
South Road
Hythe
CT21 6AH**

**Entrance Hall, Sitting/Dining Room, Sea Facing Balcony, Kitchen,
Two Bedrooms, Shower Room, Separate WC,
Secure Allocated Parking Space, Communal Gardens**

DESCRIPTION

This beautifully appointed first floor purpose built apartment enjoys an unrivalled position overlooking beautifully kept communal gardens, across the promenade and beach to the English Channel beyond. In addition, to the side and rear, views can be enjoyed over Hythe's pretty hillside and of St Leonards Church.

The property enjoys accommodation of particularly comfortable proportions which is impeccably presented throughout. This includes a generous entrance hall with ample storage leading to the bright and airy living space, a smartly fitted kitchen, two double bedrooms with built-in wardrobes, a shower room and a separate WC. The apartment also benefits from a south facing balcony, the perfect vantage point from where to relax and soak up the beautiful sea views. The apartment has an allocated parking space within the secure undercroft car park and the use of the pretty communal gardens.

SITUATION

In a prime location, situated directly on the unspoilt and pedestrianised seafront of this ancient Cinque Ports Town, with its long stretches of shingle beaches and within a short level walk of 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 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. The Channel Tunnel Terminal is 3.5 miles away and the ferry port of Dover is 12 miles away.



The accommodation comprises:

COMMUNAL HALLWAY

Staircase rising to 1st floor, entry phone system.

FIRST FLOOR LANDING

Door to:

ENTRANCE VESTIBULE

Glazed door to:

ENTRANCE HALL

Pair of built-in storage cupboards one of which is an airing cupboard, radiator, doors to bedrooms, shower room, cloakroom, and glazed double doors to:

SITTING/DINING ROOM

A generous space of L-shaped form, coved ceiling, double glazed casement doors opening to and looking beyond the balcony to the sea, floor to ceiling double glazed window looking past the balcony over the gardens and enjoying extensive views of the sea and around the bay to Dungeness, double glazed window to side enjoying an attractive open vista over playing fields and up Hythe's pretty hillside, radiators, door to:

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units in a contemporary finish and incorporating integrated fridge, freezer, washing machine, dishwasher, double oven/grill and microwave, worksurfaces inset with four burner halogen hob and stainless steel 1 1/2 bowl sink and drainer unit with mixer tap, tiled splashbacks, range of coordinating wall cupboards incorporating illuminated glazed display cabinets, wine rack and corner display shelving, further coordinating cupboard housing Worcester gas fired boiler, recessed lighting, double glazed window to side enjoying a pleasant open vista over the playing fields and of Hythe's pretty hillside.

BEDROOM

Built-in wardrobe cupboards concealed by sliding mirrored doors, coved ceiling, double

glazed window enjoying a pleasant vista of Hythe's hillside and St Leonards church, radiator.

BEDROOM

Built-in wardrobe cupboard, double glazed windows to front and side enjoying views over the hillside, radiator.

SHOWER ROOM

Tiled shower enclosure with electric shower, range of vanity cupboards with granite effect worktop inset with wash basin with mixer tap, tiled walls, illuminated wall mirror, obscured double glazed window to side, heated ladder towel rail.

SEPARATE WC

Close coupled WC, wash basin wall hung wash basin, extractor fan, radiator.

OUTSIDE

COMMUNAL GARDENS

The communal gardens are attractively landscaped, adjacent to the seafront promenade and beach, and provide a pleasant environment in which to relax.

GARAGE/PARKING

The apartment benefits from an allocated parking space in the secure undercroft garage and is accessed via an electronically operated door from South Road.

LEASE

999 years from 2001. A share in the Freehold is included.

SERVICE CHARGE:

We are advised that the service charge is £1850.00 per annum (2024/2025).

COUNCIL TAX

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

VIEWING

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



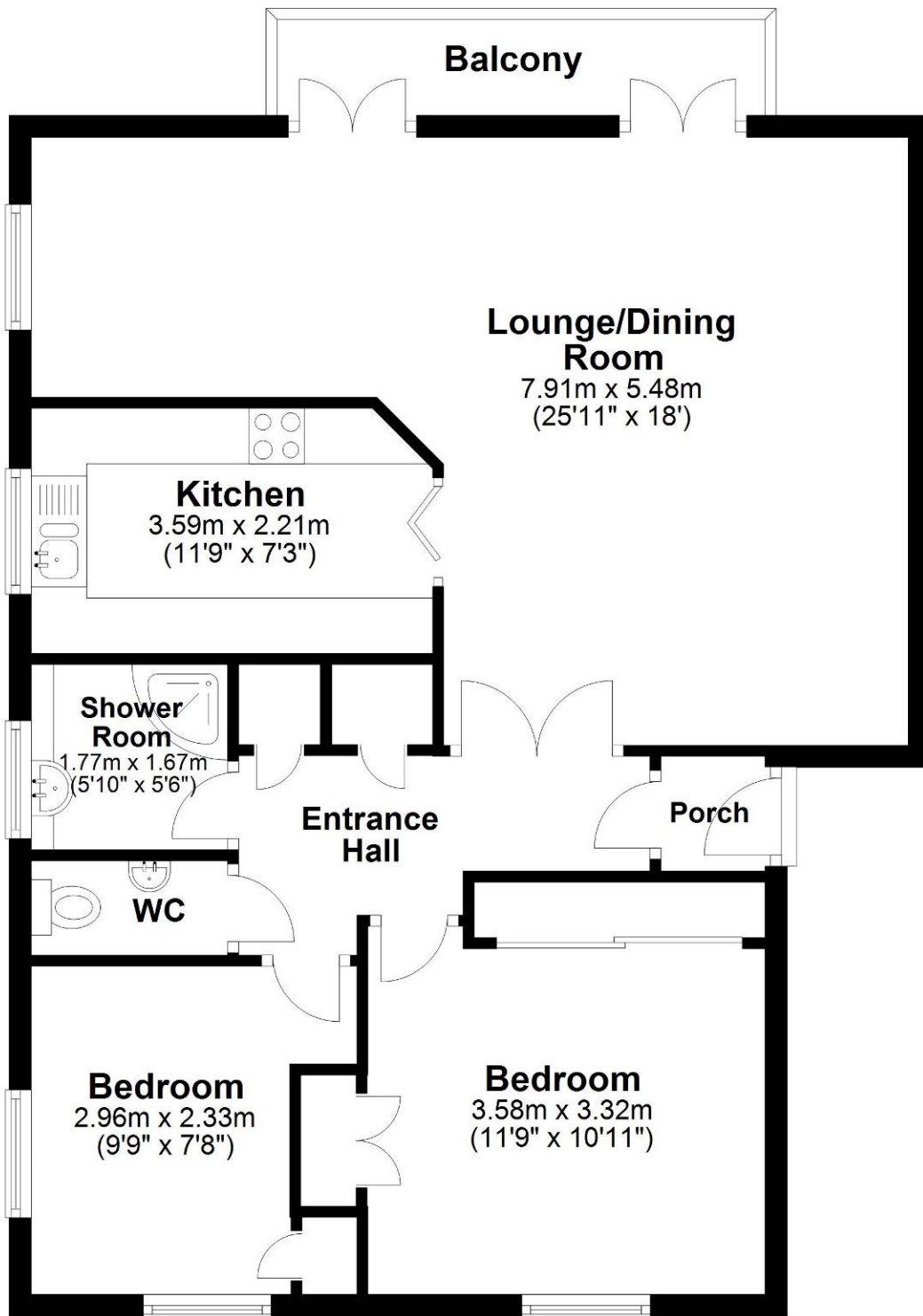




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First Floor

Approx. 74.5 sq. metres (802.1 sq. feet)



Total area: approx. 74.5 sq. metres (802.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

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Plan produced using PlanUp.