



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



28 CAPTAINS COURT STADE STREET, HYTHE

£250,000 Leasehold

A well presented 2nd floor, two bedroom retirement apartment in a highly regarded development, close to the beach and a relatively short and level walk from the town centre. The apartment is well presented and enjoys views towards the sea from the balcony. EPC C.



28 CAPTAINS COURT STADE STREET HYTHE CT21 6ED

**Entrance Hall, Sitting/Dining Room, Balcony,
Fitted Kitchen, 2 Bedrooms, Shower Room**

**Residents Sitting Room, Dining/Games Room, Conservatory,
Laundry Room, Guest Suite, Gardens & Parking**

DESCRIPTION

This well presented, first floor retirement apartment, served by a lift, forms part of a highly regarded development which is well positioned moments from the seafront and a short walk from the town centre. The property is bright and airy with the principal living space enjoying a southerly aspect and a balcony with views towards the sea. The accommodation is comfortably proportioned, benefits from ample storage and comprises a sitting/dining room, fitted kitchen, 2 bedrooms and a shower room.

Captains Court is well equipped with a generous reception area, residents communal sitting room, dining/games room and conservatory. There is a guest suite, laundry room for the use of residents, attractive and well maintained communal gardens and residents parking to the rear of the building. There is also an onsite warden to assist residents if required **and emergency pull cords in every room.**

SITUATION

Stade Street is a particularly sought after residential location on level ground, to the south of the Royal Military Canal, moments from the seafront and a short, level walk to the medical centre, library, thriving Age UK (at the end of the road), 4 supermarkets (including Waitrose, Aldi and Sainsburys) and the bustling High Street with range of independent shops, boutiques and restaurants. There is a selection of sports and leisure facilities in the vicinity including 2 swimming pools within ¼ of a mile, tennis, bowls, water sports, etc. The larger town of Folkestone is 5 miles and the Cathedral City of Canterbury 15 miles.

The area is convenient for communication to London and the Continent with the M20 motorway (Junction 11) 4 miles distant, the Channel Tunnel Terminal 5 miles and a mainline railway station at Saltwood (Sandling) just over 2.5 miles away. High Speed trains to London St Pancras are available from both Ashford (14.5 miles) and Folkestone (Central and West).



The accommodation comprises:

COMMUNAL ENTRANCE HALL

Entry-phone system, stairs and lift to 1st floor landing, door to:

ENTRANCE HALL

Coved ceiling, access to airing cupboard housing the factory lagged hot water cylinder, access to storage, access to loft space, wall mounted electric radiator, door entry phone system, doors to:

SITTING/DINING ROOM

Attractive fireplace surround, coved ceiling, double glazed door with double glazed window to side opening to the balcony, wall mounted electric storage heater, archway to kitchen.

BALCONY

Well enclosed by glazed balustrade from where views towards sea can be enjoyed.

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating recess housing freestanding electric oven and hob with extractor hood above, recess housing undercounter fridge freezer, worksurfaces inset with stainless steel sink and drainer unit, coordinating wall cupboards, double glazed window to front, coordinating breakfast bar, coved ceiling, wall mounted electric heater.

BEDROOM 1

Fitted wardrobe cupboards concealed behind smoked mirrored folding doors, double glazed window, coved ceiling, wall mounted electric storage heater.

BEDROOM 2

Fitted wardrobe cupboards concealed behind smoked mirrored folding doors, double glazed window, coved ceiling, wall mounted electric storage heater.

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, wash basin with vanity cupboard below, low level WC, heated towel rail, tiled walls, extractor fan, coved ceiling, shaver point, electric wall heater.

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

Ground rent & Service charge -

Service Charge £673.34 per quarter

Ground rent £100.77 per quarter

Lease 71 Years remaining (as of March 2023)

EPC Rating C.

COUNCIL TAX

Band C approx £1952.91 per annum (2023/24)
Folkestone & Hythe District Council.

VIEWING

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

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Captains Court, Hythe, CT21

Approximate Gross Internal Area = 58.9 sq m / 634 sq ft

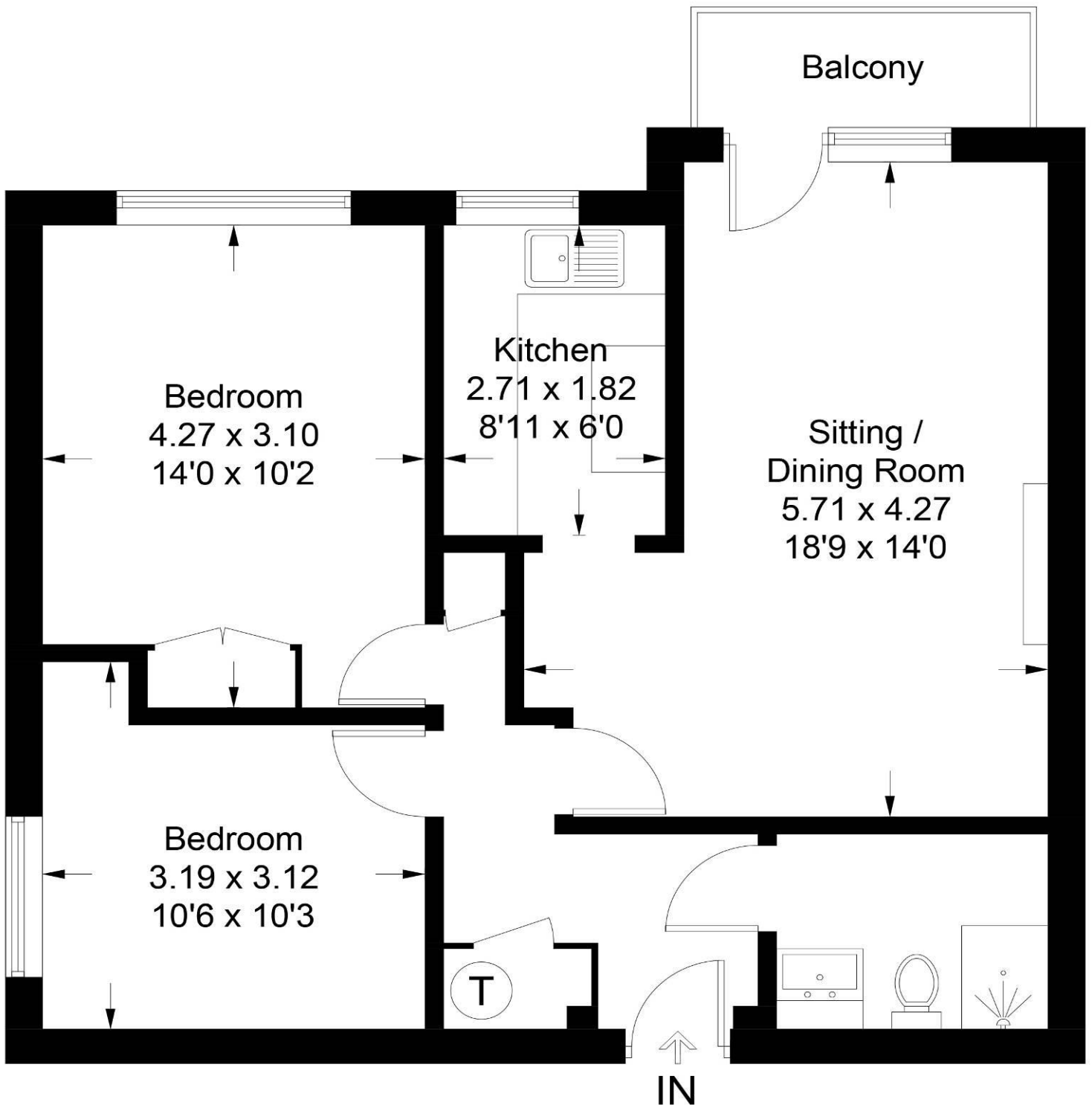


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