

LAWRENCE & Co

- of Hythe -

49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



16 MOYLE COURT, SOUTH ROAD, HYTHE

This upper ground floor apartment is situated in a particularly desirable location, just one road back from the seafront and a short, level walk from the town centre. The accommodation includes a generous sitting/dining room, balcony, kitchen, 2 double bedrooms and a shower room. Allocated parking. EPC C.

£250,000 Leasehold
To Include A Share In The Freehold



**16 Moyle Court
South Road, Hythe CT21 6AY**

**Communal Hallway, Entrance Hall, Sitting/Dining Room,
Kitchen, South Facing Balcony,
Two Double Bedrooms, Shower Room,
Allocated Parking Space, Communal Gardens**

DESCRIPTION

A purpose built, upper ground floor apartment in a sought after location being set just back from Marine Parade and long stretches of unspoilt shingle beaches. This light, airy and spacious apartment enjoys views, between buildings, of the sea from the living space and from the south facing balcony.

The accommodation comprises a generous entrance hall leading to a large open plan sitting/dining room which is flooded with light from the bay window and sliding doors which open onto the south facing balcony from where sea views can be enjoyed. Adjoining the living space is the kitchen and there are two double bedrooms to the rear of the building, one with built in wardrobes. There is also a shower room.

The apartment benefits from an allocated parking space which is very close to the main entrance and also the use of the communal gardens.

SITUATION

In a prime location, just off the unspoilt and pedestrianised 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 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 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (4 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 only 4 miles away and the ferry port of Dover is 13 miles away. (All distances are approximate.)



The accommodation comprises:

COMMUNAL ENTRANCE HALL

Entry phone system, door to:

ENTRANCE HALL

Access to deep part shelved storage cupboard with hanging rail, coved ceiling, radiator, doors to bedrooms, shower room and glazed double doors to:

SITTING/DINING ROOM

A generous space of L-shaped form, pair of wall light points, coved ceiling, bay with double glazed sash windows looking between buildings to the sea, double glazed sliding patio doors to balcony also enjoying views towards the sea, radiators.

BALCONY

A pleasant south facing balcony enclosed by wrought iron balustrade, providing a pleasant environment in which to relax and dine alfresco and enjoy the views towards the sea.

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating space and provision for freestanding cooker and washing machine, roll top granite effect worktops inset with 1 ½ bowl stainless steel sink and drainer unit, coordinating wall cupboards, Worcester gas fired boiler, double glazed window to side .

BEDROOM

Range of fitted wardrobe cupboards concealed by sliding mirrored doors, coved ceiling, bay with double glazed sash windows to front, radiator.

BEDROOM

Coved ceiling, double glazed sash window to front, radiator.

SHOWER ROOM

Twin sized walk-in shower enclosure fitted with Aqualisa thermostatically controlled shower, low-level WC, pedestal wash basin, obscured double glazed window to side, heated ladder rack towel rail.

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

Service charge -

Service Charge £1,470 half yearly

Lease 999 years (as of 25/03/87)

EPC Rating C.

COUNCIL TAX

Band D approx. £2,197.03 (2023/24)
Folkestone & Hythe District Council.

VIEWING

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

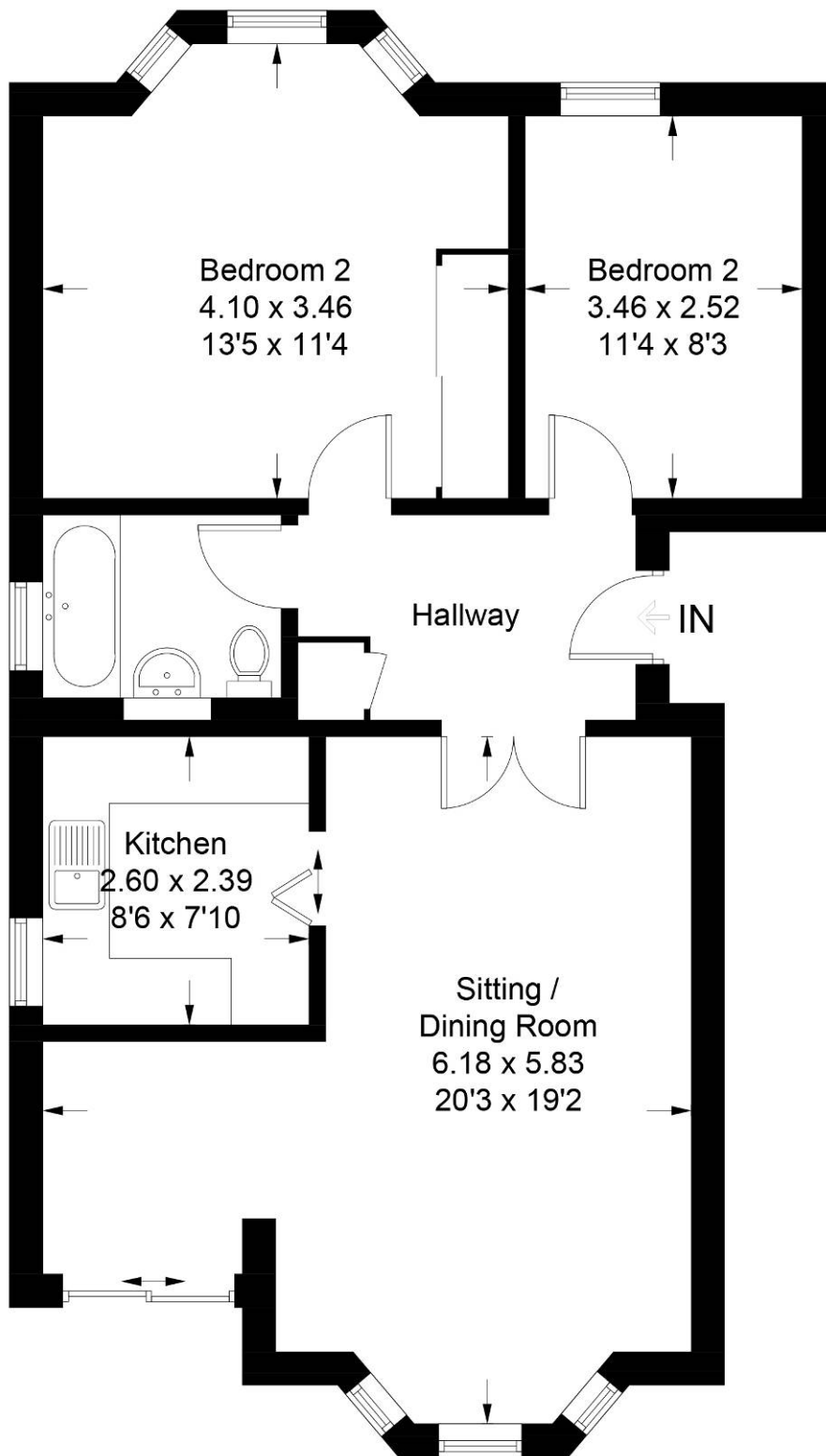






Moyle Court, Hythe, CT21 6AY

Approximate Gross Internal Area = 69.0 sq m / 743 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID986703)