



49 High Street, Hythe, Kent CT21 5AD  
**NO ONWARD CHAIN**



## **9 HORIZON APARTMENTS 85 SEABROOK ROAD**

**A stylish ground floor apartment forming part of a highly regarded development of just 14 units and enjoys a lovely southerly aspect. Comprising a generous sitting/dining room, fitted kitchen, two bedrooms (one with en-suite shower room), bathroom and private terrace. Allocated parking. EPC C.**

**£255,000 Leasehold**  
**To include a share of the Freehold**



**9 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 ground 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 south-facing, L-shaped sitting/dining room enjoys doors leading to a private terrace. The master bedroom has a built-in double wardrobe and an en-suite shower room.

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.

**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 corner window and double glazed doors to front giving access to the private terrace, access to storage cupboard, partially open to kitchen, coved ceiling, open through to:

### **KITCHEN**

Well fitted with a range of base cupboard and drawer units incorporating integrated Siemens dishwasher, recess and plumbing for washing machine, worksurface inset with stainless steel sink and drainer unit with mixer tap, five burner Siemens gas hob with extractor hood above, tiled splashback's, coordinating wall cupboards, integrated fridge freezer, integrated Siemens double oven, recessed lighting, double glazed window to side, tiled floor.

### **BEDROOM 1**

Double glazed window to rear, built-in wardrobe cupboard, coved ceiling, door to:-

### **EN-SUITE SHOWER ROOM**

Twin sized shower enclosure with thermostatically controlled shower, pedestal wash basin, low-level WC with concealed cistern, heated ladder rack towel rail, high-level storage cupboard, obscure double window to side, tiled floor, recessed lighting, extractor fan.

### **BEDROOM 2**

Built-in wardrobe cupboards, double glazed window to rear, coved ceiling.

### **PRIVATE TERRACE**

Accessed from the sitting room, well enclosed by a brick built wall and enjoying views over the communal garden to front.

### **SERVICE CHARGE**

£1580.00 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. £1952.91 (2022/23)  
Folkestone & Hythe District Council.

### **VIEWING**

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

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# Horizon Apartments, Hythe, CT21

Approximate Gross Internal Area = 70.9 sq m / 763 sq ft

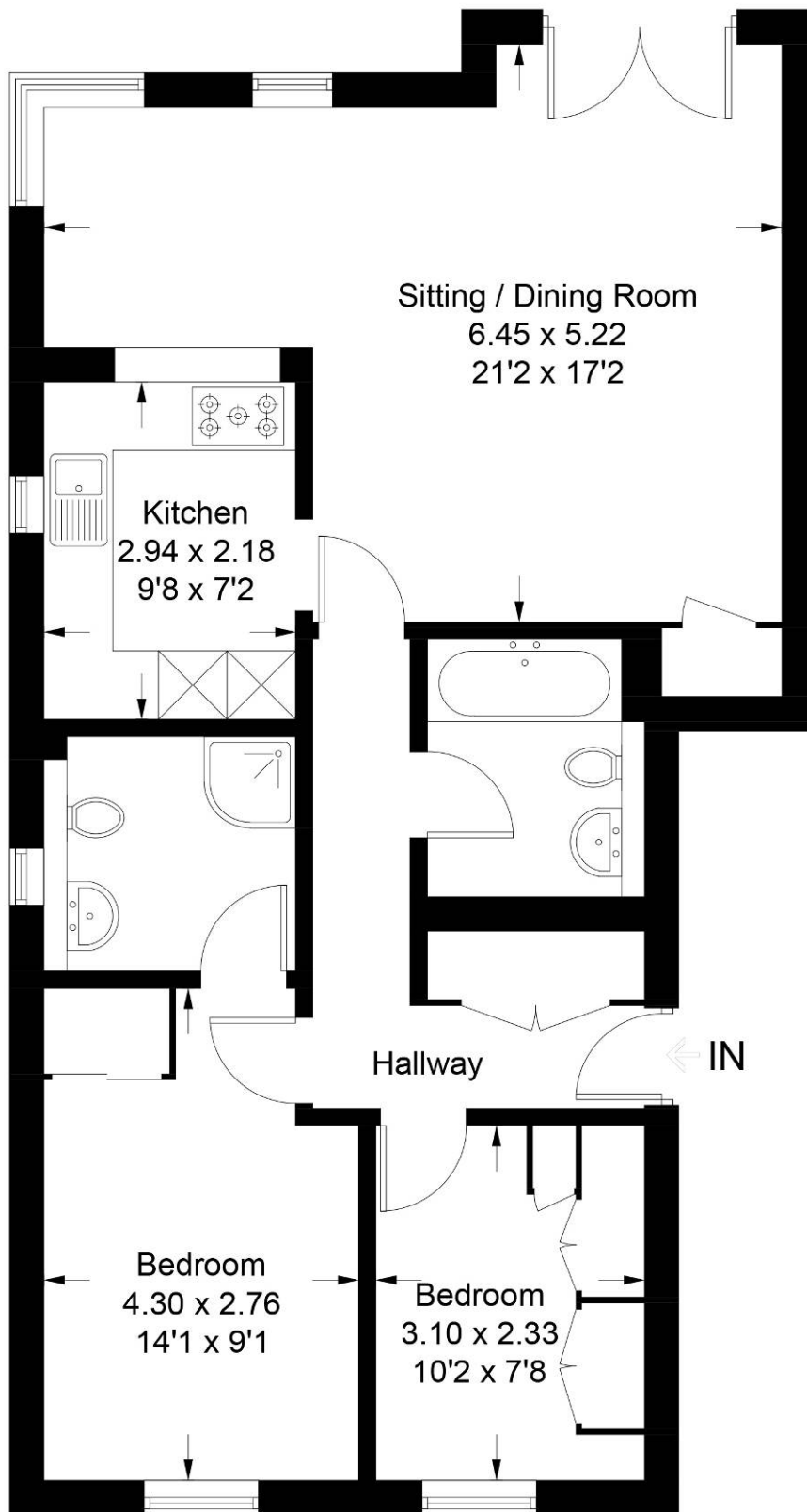


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