



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



**APARTMENT 4 COAST,
55A SEABROOK ROAD, HYTHE**

£475,000 Leasehold

To Include A Share In The Freehold

A stunning first floor apartment in this highly regarded development, offering impeccably presented accommodation which has been thoughtfully designed to compliment a modern lifestyle. Open plan kitchen/dining/living space, south facing balcony, 2 double bedrooms (1 en-suite). Allocated parking. EPC B.



**Apartment 4, Coast,
55a Seabrook Road, Hythe CT21 5QE**

**Communal Entrance Hall with Lift and Stairs to 1st Floor,
Entrance Hall, Open Plan Kitchen/Dining/Living Space,
South/Sea Facing Balcony, Two Bedrooms (One En-Suite), Bathroom,
Allocated Parking Space**

DESCRIPTION

This stunning first floor apartment forms part of a highly regarded development in a convenient location, a short level walk from the town centre. The property, which is served by a lift, offers circa 888 sq ft of impeccably presented accommodation which has been designed to compliment a modern lifestyle. This includes a welcoming hallway with ample storage leading to a particularly generous open plan kitchen/dining/living space incorporating a sleek modern kitchen with integrated appliance and which is flooded with light from the full wall of glazing which unites this impressive space with the full width, south facing balcony from where views to the sea can be enjoyed. There are two double bedrooms, one with an en-suite shower room, and a family bathroom.

Coast 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. 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, 2 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

Camera entry phone system, lift and staircase rising to 1st floor landing, door to:

ENTRANCE HALL

A generous space with engineered oak flooring which continues into the living space, access to two deep storage cupboards with provision for washing machine and tumble dryer, radiator, doors to bedrooms, bathroom and double doors to:



OPEN PLAN KITCHEN/DINING/LIVING SPACE

Engineered oak flooring throughout, **kitchen area** fitted with a comprehensive range of base cupboard and drawer units incorporating deep pan drawers integrated Siemens dishwasher, square edged quartz worktop under mounted with one and a half bowl stainless steel sink with mixer tap, coordinating upstands, coordinating wall cupboards, integrated Siemens oven and combi microwave oven, integrated fridge and freezer, further cupboard housing wall mounted gas fired boiler, full height shelved storage cupboard, recessed lighting, coordinating island unit with deep pan drawers, square edge quartz worktop inset with four burner Siemens induction hob with stainless steel and illuminated extractor hood above, double glazed window to front, double glazed sliding patio doors from living space opening to and looking beyond the balcony to the imperial golf course and sea beyond, radiator.

BALCONY

A generous decked space enclosed by glazed balustrade, outside lighting, the balcony enjoys a southerly aspect with views between trees to the sea.

BEDROOM

Built-in wardrobe cupboards, double glazed picture window to rear, radiator, door to:

EN-SUITE SHOWER ROOM

Fitted with a contemporary suite comprising walk-in tiled shower enclosure with thermostatically controlled rainhead shower and separate handheld attachment, low level WC with concealed cistern, wash basin with mixer tap, mirrored alcove, recessed lighting, extractor fan, tiled floor, heated towel rail.

BEDROOM

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

BATHROOM

Well fitted with a contemporary suite comprising panelled bath fitted with mixer tap and separate thermostatically controlled rainhead shower with separate handheld attachment, low level WC with concealed cistern, wall hung wash basin with mixer tap, tiled floor, recessed lighting, extractor fan, wall mounted heated ladder towel rail.

OUTSIDE

There are attractively planted communal gardens wrapping around the property enclosed by hedges and laid largely to lawn with various specimen trees.

PARKING

There is an allocated parking space in the car park to the rear of the building and visitors parking spaces to the front.

LEASE

We understand the property has the remainder of a 125 year lease which commenced circa January 2014 although a share in the freehold is included in the sale.

SERVICE CHARGE

We are advised that the service charge is currently circa £2100 per annum. Managed by LP property management.

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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Seabrook Road, Hythe, CT21

Approximate Gross Internal Area = 82.5 sq m / 888 sq ft

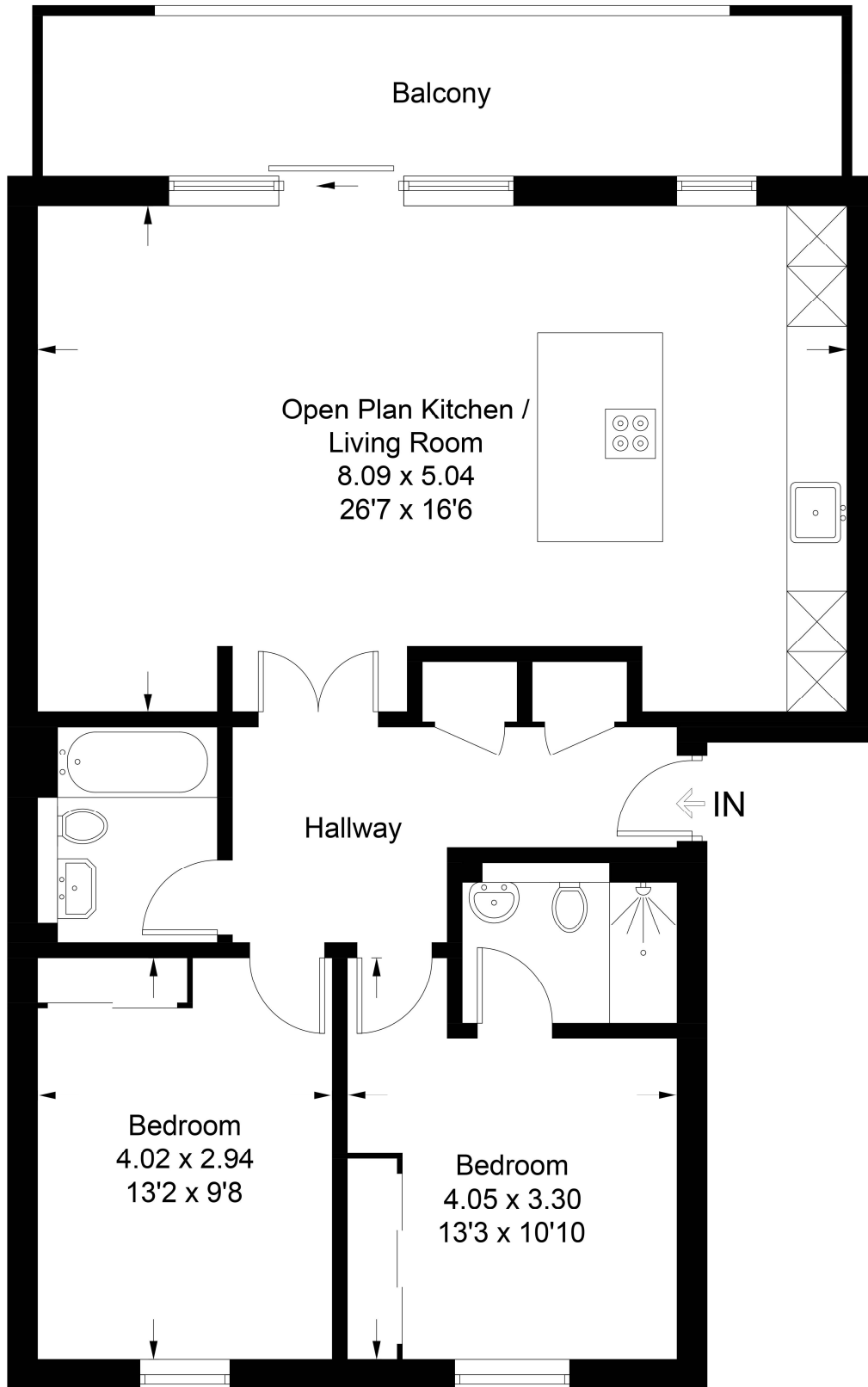


Illustration for identification
not to scale



Measurements are approximate,
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