



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



**7 HORIZON APARTMENTS,
85 SEABROOK ROAD, HYTHE**

£375,000 Leasehold

To include a share of the Freehold

A generously proportioned penthouse apartment in a desirable location from where it commands a magnificent southerly vista over Hythe and of the sea. Generous kitchen/dining/living space, two south facing balconies, three bedrooms (1 en-suite), bathroom. Two allocated parking spaces. EPC B



7 Horizon Apartments

85 Seabrook Road, Hythe CT21 5QP

**Communal Hall, Entrance Hall,
Open Plan Kitchen/Dining/Living Space, Two South Facing Balconies,
Three Bedrooms (One With En Suite Shower Room), Bathroom
Two Allocated Parking Spaces & Visitor Parking**

DESCRIPTION

Forming part of a highly regarded development of just fourteen apartments, this well configured penthouse apartment offers versatile accommodation totalling circa 1150 square feet with underfloor heating throughout. It is fair to say that the apartment would now benefit from general updating but has been priced accordingly and is considered well worthy of any expenditure required.

This apartment benefits from a stunning south-facing open plan kitchen/dining/living space which boasts two balconies from where glorious views of the sea, around the bay to Dungeness and to the coast of France can be enjoyed. There are three bedrooms, the principal bedroom with en-suite wet room and a bathroom.

Outside there is storage for bins and bikes, a small communal garden and the property benefits from two allocated parking spaces and additional visitor parking.

SITUATION

Horizon Apartments are 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 property is very accessible to the Royal Military Canal 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 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, 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 ENTRANCE HALL

Entry phone system, stairs and lift rising to third floor landing, door to:

ENTRANCE HALL

Engineered flooring, coved ceiling, recessed lighting, door giving access to storage cupboard with manifolds for underfloor heating, doors to;

OPENPLAN KITCHEN/DINING/LIVING SPACE

A generous space enjoying a southerly aspect with engineered oak flooring throughout with underfloor heating, the living/dining area with recessed lighting, door to bedroom, glazed door to study/bedroom three, double glazed casement doors with double glazed windows to either side opening to the south facing **BALCONY** from where views of the sea can be enjoyed, open plan to:

KITCHEN

Range of base cupboard and drawer units incorporating integrated dishwasher, washing machine and space housing additional fridge, square edged granite worktops undermounted with Franke stainless steel sink with mixer tap and inset with four burner gas hob with stainless steel splashback and extractor hood, range of coordinating wall cupboards, integrated double oven/combi microwave oven, integrated fridge and freezer, double glazed door and window opening to balcony to front from where far reaching views of the sea can be enjoyed.

BEDROOM

Range of fitted wardrobe cupboards, engineered oak flooring with underfloor heating, two double glazed roof lights to side enjoying views of the sea, further double glazed roof light to rear, door to:

EN-SUITE WET ROOM

Thermostatically controlled shower, low-level WC, wall hung wash basin, tiled walls, recessed lighting, extractor fan, double glazed roof light to side.

STUDY/BEDROOM THREE

Engineered oak flooring with underfloor heating, two double glazed roof lights to side enjoying views of the sea.

BEDROOM

Door giving access to deep walk-in wardrobe cupboard equipped with shelving and hanging rails, two double glazed roof lights to rear, underfloor heating.

OUTSIDE

PARKING

The property benefits from two allocated parking spaces. There are also a number of visitors parking spaces.

SERVICE CHARGE £475 per quarter (£1900.00 per annum).

LEASE 125 years from circa 2005. We have been informed that a share of the freehold is to be included.

EPC Rating Band B

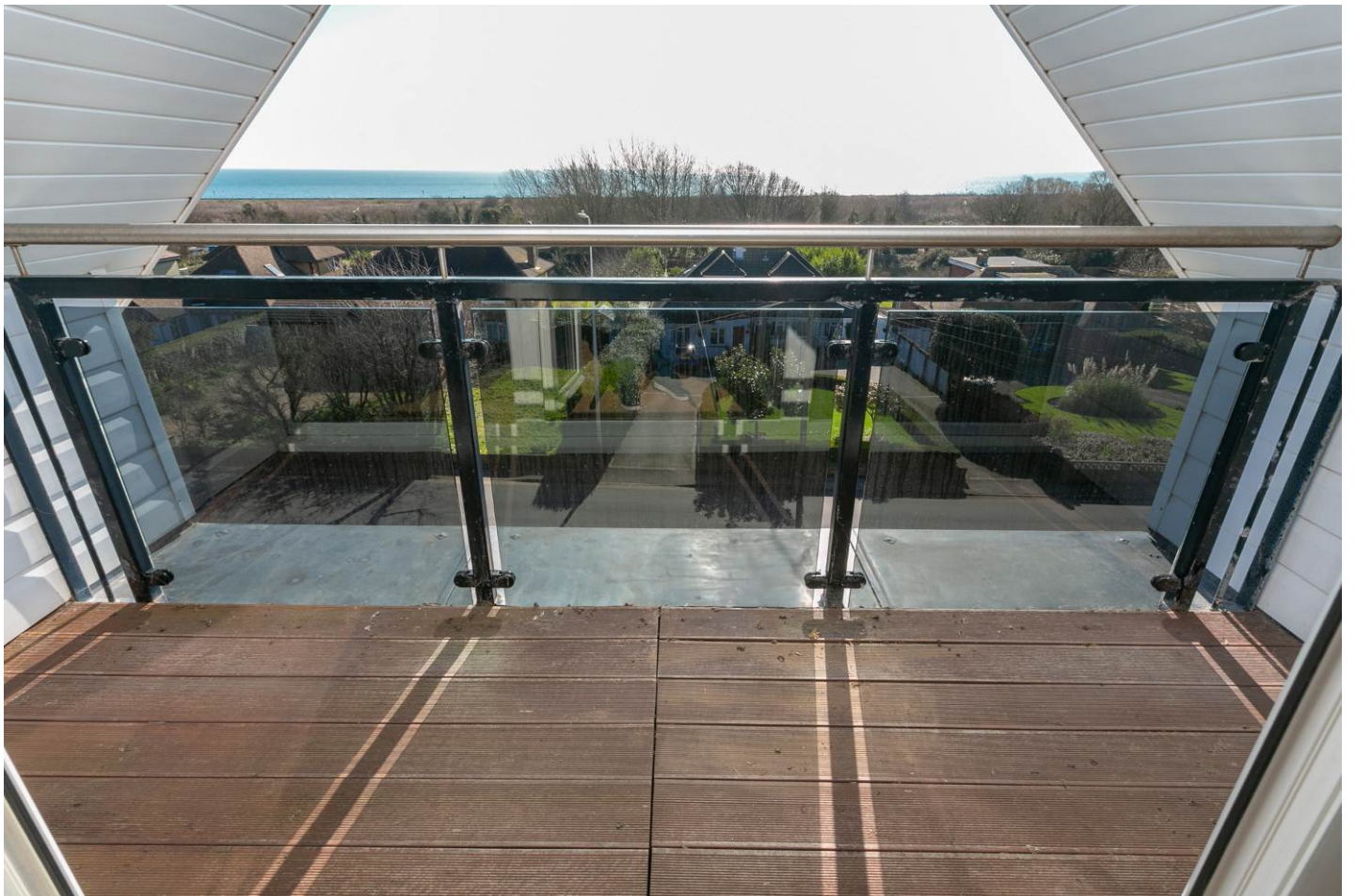
COUNCIL TAX

Band E approx. £2810.69 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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







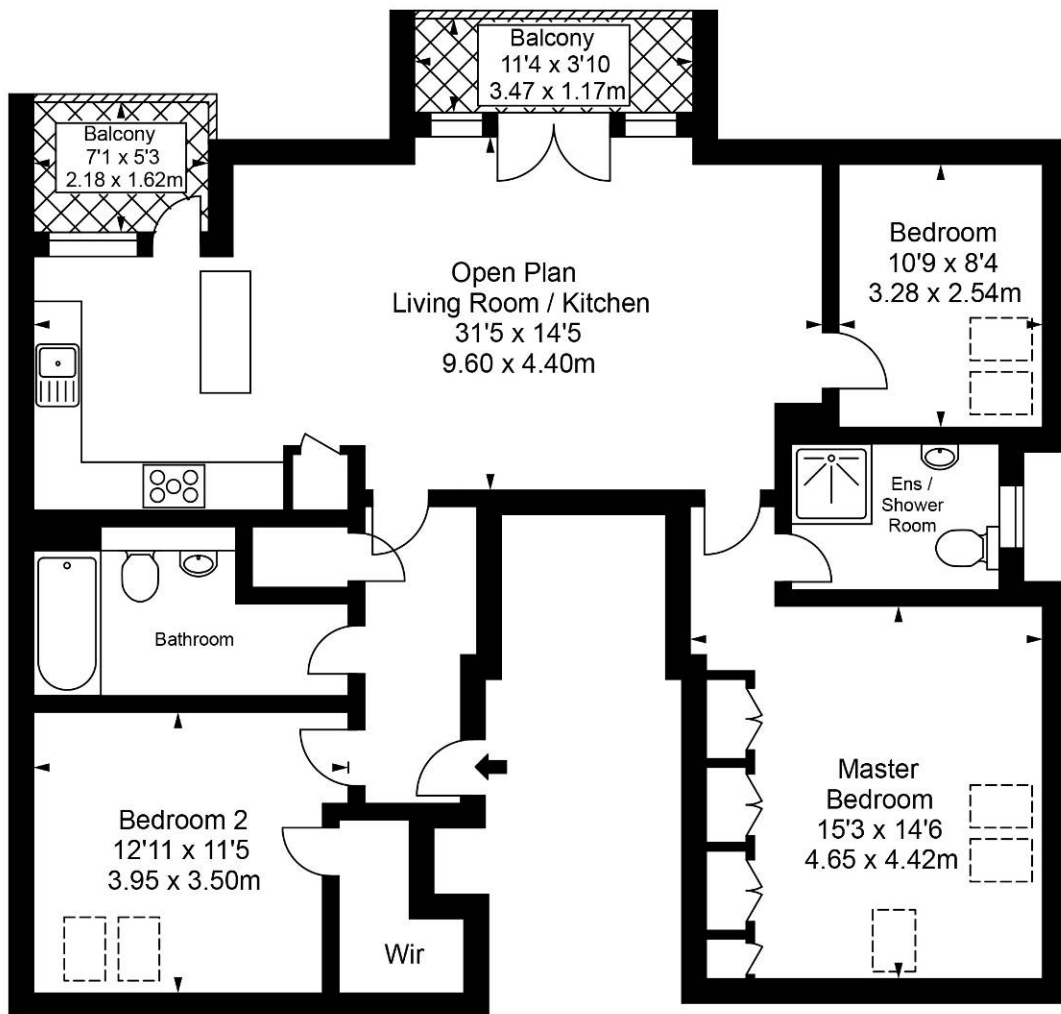


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7 Horizon, Hythe, CT21 5QP

Approximate Gross Internal Area :-

Total :- 106.91 sq m / 1150 sq ft



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanettk.com