

# LAWRENCE & Co

- of Hythe -

49 High Street, Hythe, Kent CT21 5AD

**NO ONWARD CHAIN**



## 6 MOYLE COURT, MARINE PARADE, HYTHE

Situated in an enviable beach front location, this spacious first floor apartment commands magnificent views of the sea and enjoys direct access to the promenade and to the beach. The accommodation includes a sitting/dining room, fitted kitchen, south facing balcony, 2 double bedrooms and bathroom. Garage. EPC C

**£300,000 Leasehold**  
**To Include A Share In The Freehold**



**6 Moyle Court  
Marine Parade  
Hythe  
CT21 6AP**

**Entrance Hall, Sitting/Dining Room, Fitted Kitchen, South Facing Balcony,  
Two Double Bedrooms, Bathroom,  
Garage, Communal Garden**

**DESCRIPTION**

Rarely available, a first floor beach front apartment forming part of a highly regarded development which was completed in the late 1980 s. Boasting a prime location with direct access to the pedestrian promenade, adjacent to Hythe s Sailing Club, the property is perfectly positioned to command magnificent views of the sea.

The accommodation is of particularly comfortable proportions and includes a generous entrance hall, a L shaped living/dining space from where views of the sea can be enjoyed and access to the sea facing balcony can be gained and a smart fitted kitchen. At the rear there are two double bedrooms and a bathroom.

The communal hallway has stairs leading down to the rear courtyard from where access to the garage can be gained. To the front of the building there is a particularly attractive south facing communal garden with direct access to the promenade and beach.

**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.

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**

Staircase to first floor.

### **ENTRANCE HALL**

Access to storage cupboard, coved ceiling, radiator, doors to bedrooms, bathroom, double doors through to:

### **SITTING/DINING ROOM**

Bay with double glazed sash windows to front enjoying views of the sea, sliding double glazed door to front giving access to the south facing balcony, coved ceiling, cupboard housing Worcester Bosch gas combination boiler, two radiators.

### **BALCONY**

Enclosed by iron balustrade and providing a pleasant space to relax and enjoy the views.

### **KITCHEN**

Well fitted with a range of base cupboards and drawer units incorporating integrated Bosch slimline dishwasher, integrated fridge freezer, integrated electric oven, (cupboard with plumbing for washing machine) worksurface inset with stainless steel sink and drainer unit and mixer tap, Bosch Ceramic hob with extractor hood above, tiled splashbacks, coordinating wall cupboards, coved ceiling.

### **BEDROOM**

Bay with double glazed sash windows overlooking the rear and with views towards Hythe's pretty hillside, fitted wardrobe cupboards concealed by sliding mirrored doors, radiator.

### **BEDROOM 2**

Double glazed sash window to rear, radiator.

### **BATHROOM**

Comprising a white panelled bath with thermostatically controlled shower over and glazed shower screen, pedestal wash basin, low level WC, part tiled walls, extractor fan, coved ceiling, ladder rack towel radiator.

### **GARAGE**

Up and over door to front.

### **LEASE & OUTGOINGS**

999 year lease which commenced circa March 1987 and to include a share in the freehold.

**SERVICE CHARGE** of £2980.00 per annum which amongst all the usual things covered ie maintenance of the building, buildings insurance etc also includes an annual boiler service and Caretaker service.

**NB** This information should be verified between vendor s & purchaser s solicitors.

### **EPC Rating C**

### **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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# Moyle Court, Hythe, CT21

Approximate Gross Internal Area = 68.2 sq m / 734 sq ft

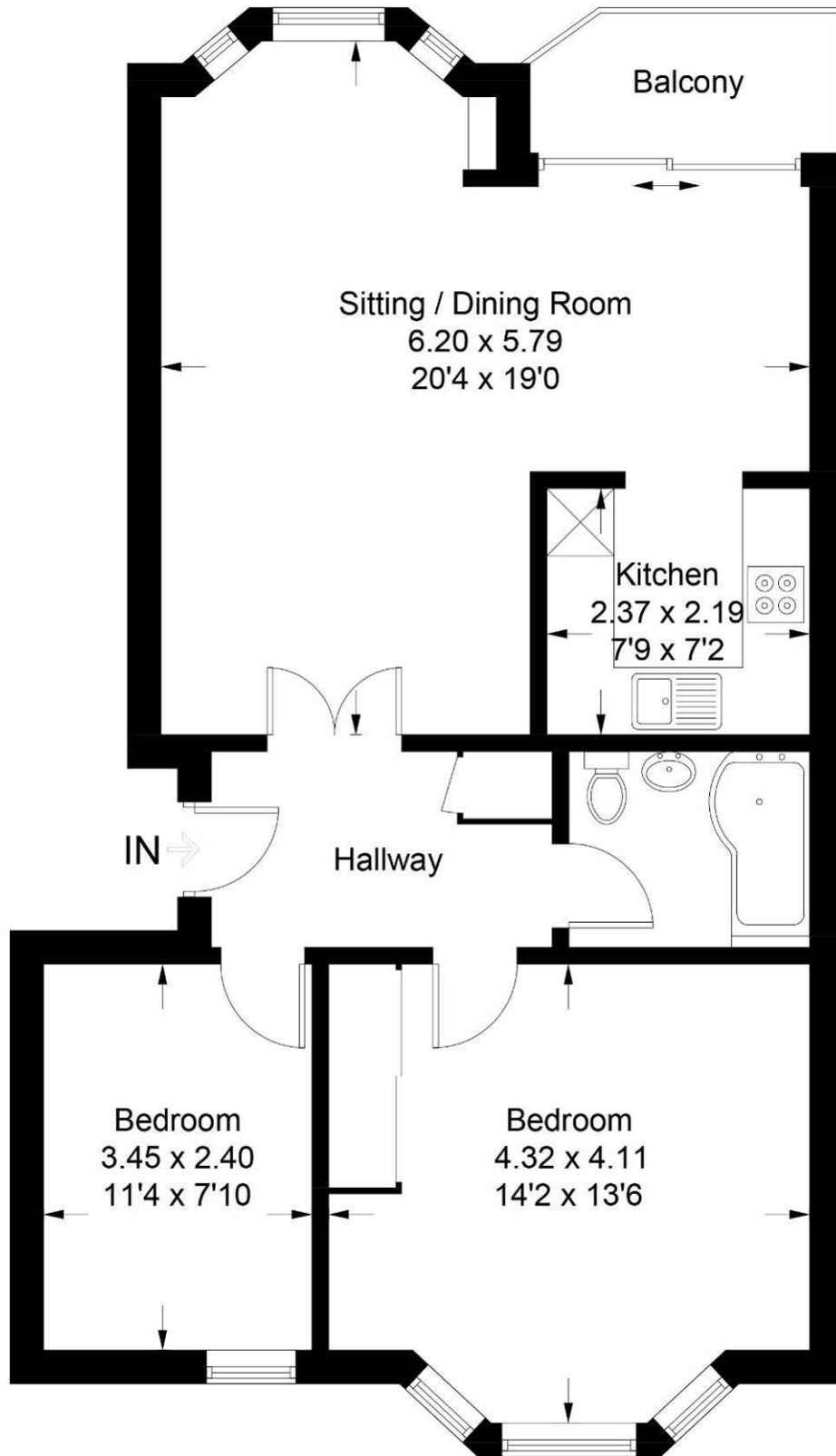


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