



49 High Street, Hythe, Kent CT21 5AD



34 CAPTAINS COURT STADE STREET, HYTHE

£250,000 Leasehold
NO ONWARD CHAIN

Forming part of a well regarded block of retirement apartments, moments from the seafront and a relatively short walk from the town centre, this well presented 2nd floor, 2 bedroom property is on the western side of the building and enjoys a spacious living room and a balcony from where sea views can be enjoyed. EPC C



**34 Captains Court,
Stade Street
Hythe CT21 6ED**

**Entrance Hall, Sitting/Dining Room, Balcony,
Fitted Kitchen, 2 Bedrooms, Shower Room**

**Residents Sitting Room, Dining/Games Room, Conservatory,
Laundry Room, Guest Suite, Gardens & Parking**

DESCRIPTION

This well presented, second floor retirement apartment, served by a lift, forms part of a highly regarded development which is well positioned moments from the seafront and a short walk from the town centre. The property is one of the best in the development with the principal living space enjoying a westerly aspect and a generous balcony with views towards the sea. The accommodation is comfortably proportioned, benefits from ample storage and comprises a sitting/dining room, fitted kitchen, 2 bedrooms and a shower room.

Captains Court is well equipped with a generous reception area, residents communal sitting room, dining/games room and conservatory. There is a guest suite, laundry room for the use of residents, attractive and well maintained communal gardens and residents parking to the rear of the building. There is also an onsite warden to assist residents if required **and emergency pull cords in every room.**

SITUATION

Stade Street is a particularly sought after residential location on level ground, to the south of the Royal Military Canal, moments from the seafront and a short, level walk to the medical centre, library, thriving Age UK (at the end of the road), 4 supermarkets (including Waitrose, Aldi and Sainsburys) and the bustling High Street with range of independent shops, boutiques and restaurants.

There is a selection of sports and leisure facilities in the vicinity including 2 swimming pools within ¼ of a mile, tennis, bowls, water sports, etc. The larger town of Folkestone is 5 miles and the Cathedral City of Canterbury 15 miles.

The area is convenient for communication to London and the Continent with the M20 motorway (Junction 11) 4 miles distant, the Channel Tunnel Terminal 5 miles and a mainline railway station at Saltwood (Sandling) just over 2.5 miles away. High Speed trains to London St Pancras are available from both Ashford (14.5 miles) and Folkestone (Central and West).

The accommodation comprises:

COMMUNAL ENTRANCE HALL

Entry-phone system. Stairs and lift to 1st floor landing, door to:

ENTRANCE HALL

Entrance hall entered via a panelled door, coved ceiling, electric heater, shelved storage cupboard, walk-in part shelved storage cupboard, linen cupboard, housing water tank and factory lagged hot water cylinder, doors to:

SITTING/DINING ROOM

Attractive painted fireplace surround with electric fire over a stone hearth, pair of wall light points, coved ceiling, double glazed casement door with double glazed window to side opening to west-facing balcony, electric heater, archway to:

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating a free standing freezer, fridge and electric oven, roll top work surfaces inset with stainless steel sink and drainer, tiled walls, coordinating wall cupboards incorporating extractor hood above the cooker, coved ceiling, extractor fan.

BALCONY

A pleasant west-facing balcony enclosed by glazed balustrade and from where views of the sea can be enjoyed.

BEDROOM

Wall light point, coved ceiling, built in wardrobe cupboard concealed by smoked mirrored folding doors, double glazed window to front, electric heater.

BEDROOM

Wall light point, coved ceiling, built in wardrobe cupboard concealed by folding smoked mirrored doors, double glazed window to front, electric heater.

BATHROOM

Panelled bath fitted with mixer tap and separate shower, low level WC, wash basin with vanity cupboard below, tiled walls, wall light point, coved ceiling, electric heater, electric towel rail.

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

Ground rent & Service charge

£3000.00 per annum

Lease

Approximately 67 Years remaining.

EPC Rating Band C.

COUNCIL TAX

Band C approx £2228.22 per annum (2026/27) Folkestone & Hythe District Council.

VIEWING

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

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Captains Court, Hythe, CT21

Approximate Gross Internal Area = 61.6 sq m / 663 sq ft

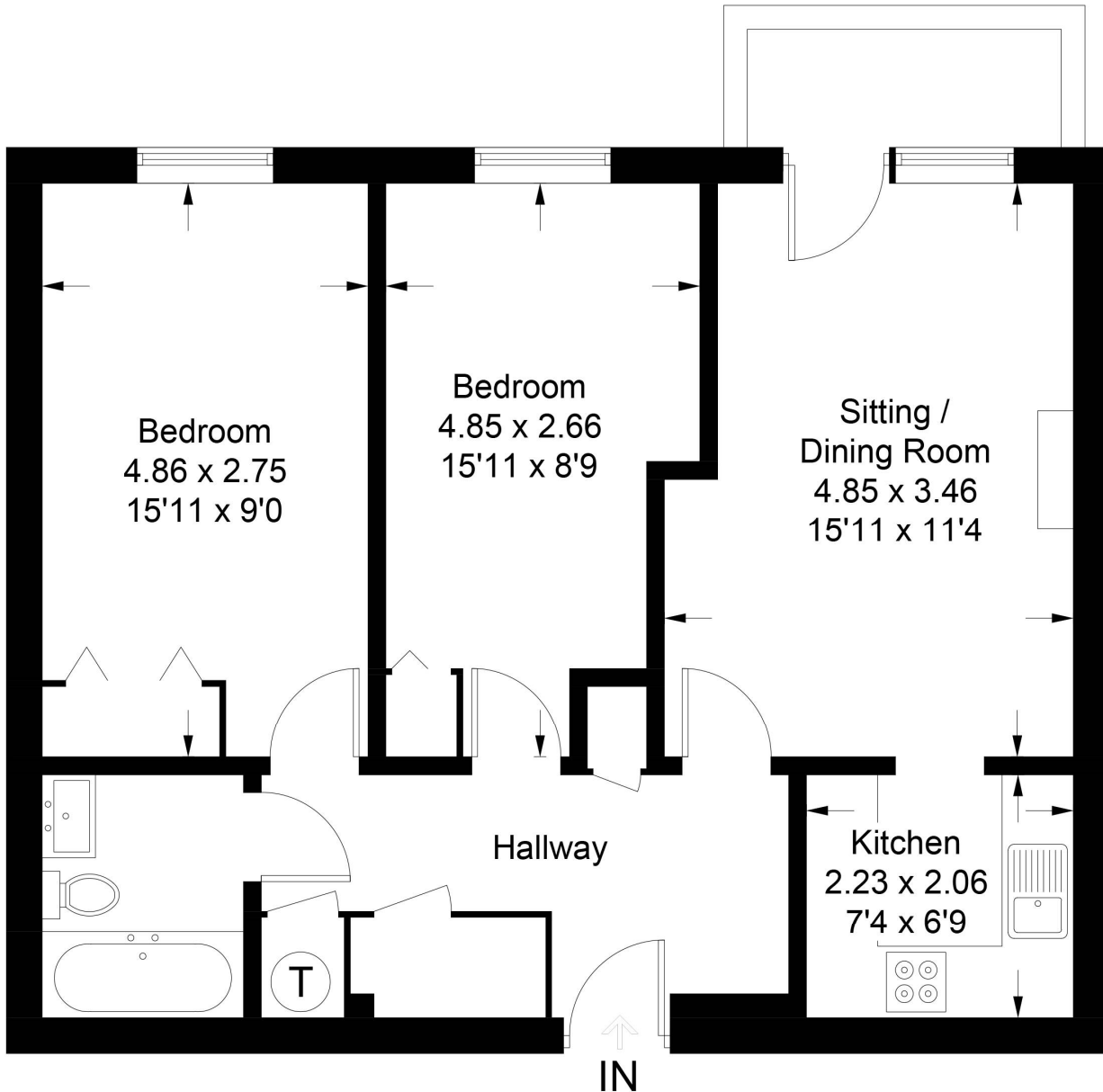


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