



49 High Street, Hythe, Kent CT21 5AD

**NO ONWARD CHAIN**



**18 ADMIRALS WALK,  
SOUTH ROAD, HYTHE**

Rarely available, an exceptional third floor 2 bedroom apartment within this much sought after beachfront development. Served by a lift, the property enjoys 1171 sq ft of bright and airy accommodation including a 37ft dual aspect living space, well fitted kitchen and a sun room. Secure parking, store, communal garden. EPC C

**£450,000 Leasehold**  
**To include a share of the freehold**



# **18 Admirals Walk**

## **South Road, Hythe CT21 6AL**

**Entrance Hall, Sitting/Dining Room, Kitchen,  
Sun Room, 2 Bedrooms, Shower Room and Cloakroom  
Secure Allocated Parking Space, Communal Gardens**

### **SITUATION**

Accessed from South Road, this prestigious building fronts onto and overlooks Marine Parade, a prime beachfront location on the unspoilt 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 less than 5 miles and the Cathedral City of Canterbury is approximately 17 miles distant.

The area is fortunate in having particularly good communications with a mainline railway station in Saltwood (Sandling 2.8 miles) and access to the M20 (Junction 11 3.5 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. Eurostar trains to Paris and Brussels also depart from the latter. The Channel Tunnel Terminal is 3.5 miles away and the ferry port of Dover is 12 miles away. (All distances are approximate.)

### **DESCRIPTION**

Built in the 1970 s by Charliers, a local developer held in particularly high regard, Admirals Walk is widely considered to be one of Hythe s most desirable developments of purpose built apartments. It occupies a prime beachfront position and commands stunning views of the English Channel, around the bay to Dungeness and of the coast of France on a clear day. In addition, to the rear, views can be enjoyed over Hythe s pretty hillside and of St Leonards Church.

This third floor apartment which is served by a lift offers bright, spacious accommodation which is of particularly comfortable proportions and is flooded with light from its many sea facing windows. The property is now in need of general cosmetic improvement but is considered well worthy of any expenditure required and has been priced accordingly.

The accommodation includes an entrance hall leading to the 37ft double aspect living space, a well equipped kitchen, two double bedrooms, a shower room and a separate cloakroom. Accessed from the sitting room and the two bedrooms is the sun room, the perfect vantage point from where to relax and soak up the stunning sea views. The apartment also benefits from an allocated parking space within the secure car park, a store room and the use of the pretty communal gardens.



The accommodation comprises:

### **COMMUNAL ENTRANCE HALL**

Camera entry phone system, lift and stairs rising to the third floor communal landing from where a recently installed fire door opens to:

### **ENTRANCE HALL**

Access to part shelved storage cupboard, radiator, doors to:

### **SITTING/DINING ROOM**

A generous space with coved ceiling, double glazed picture window to front enjoying a pleasing open aspect over Hythe's pretty hillside and St Leonards Church, double glazed picture window to rear commanding a panoramic vista of the sea and around the bay to Dungeness in the distance, radiators, door to sunroom, sliding door to:

### **KITCHEN**

Well fitted with a comprehensive range of base cupboard and drawer units in a sleek modern high gloss white finish and incorporating deep pan drawers, slimline dishwasher and space and plumbing for washing machine, square edged marble effect worktops inset with four burner induction hob and stainless steel one and a half bowl sink and drainer unit with mixer tap, coordinating wall cupboards, integrated eyelevel double oven/grill and microwave, space for freestanding fridge/freezer, double glazed window to front enjoying views over the hillside and of St Leonards Church, door returning to entrance hall.

### **BEDROOM**

Comprehensive range of built-in wardrobe cupboards with coordinating overhead storage above the recess for the bed which is flanked by a pair of coordinating bedside cabinets, coordinating dressing table, coved ceiling, picture window and glazed door opening to and enjoying views through the sunroom and of the sea, radiator.

### **BEDROOM**

Comprehensive range of built-in wardrobe cupboards with overhead storage above recess for bed with central flight of drawers and coordinating dressing table, coved ceiling, window and glazed door opening to and looking through the sunroom to the sea beyond, radiator.

### **SUNROOM**

Tiled flooring, full wall of double glazed windows commanding panoramic views of the sea and around the bay to Dungeness, glazed door returning to sitting room.

### **SHOWER ROOM**

Walk-in tiled shower enclosure fitted with thermostatically controlled rainhead shower with separate handheld attachment, low level WC with concealed cistern, pedestal wash basin, tiled floor, tiled walls, shaver and light point, obscured double glazed windows to front, radiator, door to shelved linen cupboard and door to further cupboard housing the factory lagged hot water cylinder and water storage tank.

### **CLOAKROOM**

Low-level WC, wash basin with vanity cupboard below, tiled floor, extractor fan.

### **STORE CUPBOARD**

Accessed from the communal hallway is an inner hall where the property benefits from a generously sized allocated storage cupboard.

### **GARAGE**

Secure underground garage with electronically operated door where the property benefits from an allocated parking space.

### **OUTSIDE**

#### **Communal Gardens**

Accessed from the side of the building, the communal gardens are attractively landscaped and provide a pleasant environment in which to relax.



## LEASE DETAILS

999 years from 2005. Share in the Freehold is included.

## SERVICE CHARGE:

We are advised that the service charge is £528.54 PCM. This covers, water supply, building repairs and insurance, lift maintenance, maintenance of the communal areas and gardens and an onsite caretaker.

## EPC Rating Band C

## COUNCIL TAX

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

## VIEWING

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

Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.





# Admirals Walk, Hythe, CT21

Approximate Gross Internal Area = 108.8 sq m / 1171 sq ft

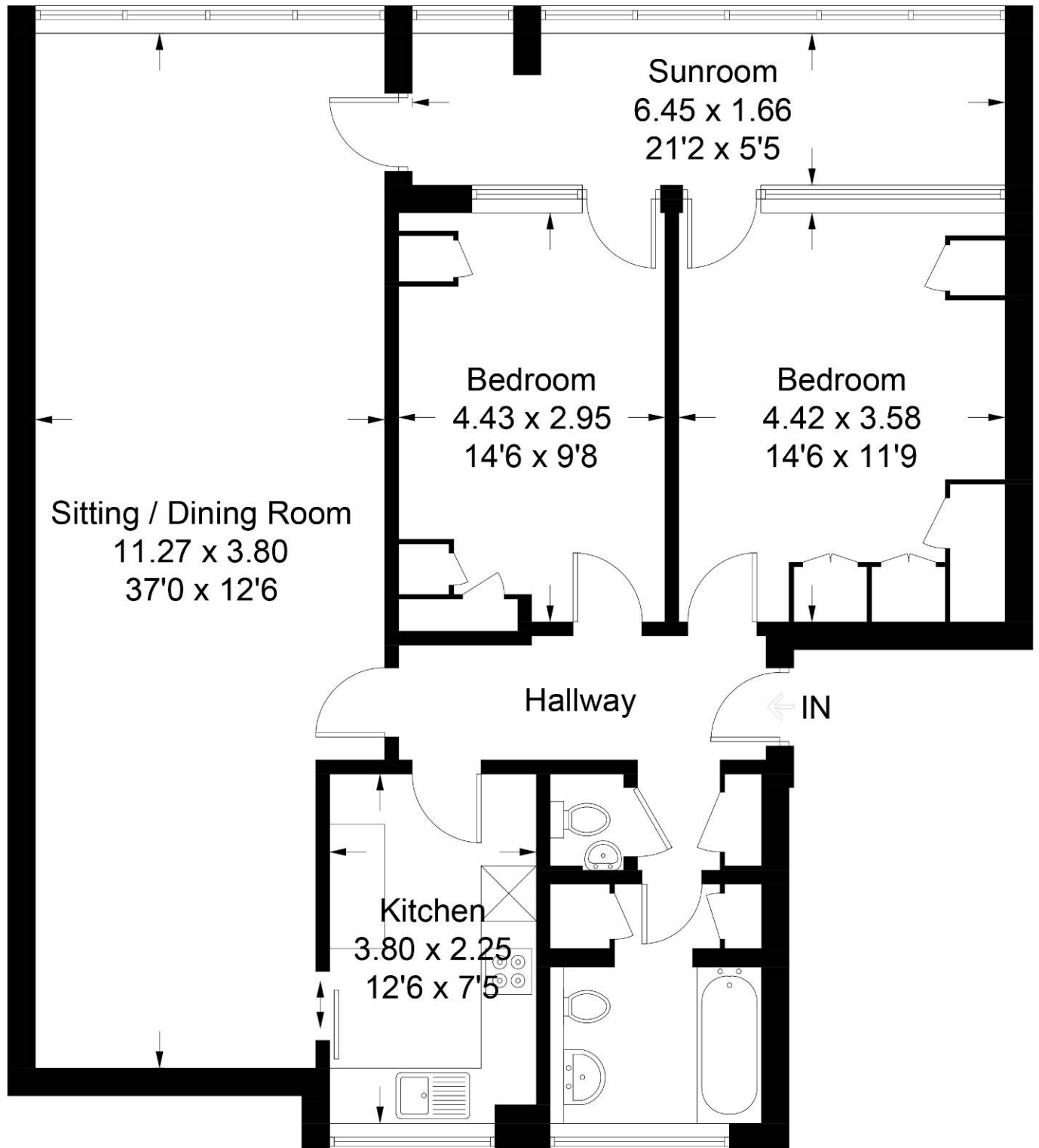


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1103077)