



49 High Street, Hythe, Kent CT21 5AD



## 2 MOYLE COURT, MARINE PARADE, HYTHE

Enviably situated in a prime beach front location, this spacious ground floor apartment boasts 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

**£325,000 Leasehold**  
**To Include A Share Of The Freehold**



**2 Moyle Court.  
Marine Parade, Hythe CT21 6AP**

**Communal Entrance Hall, Entrance Hall, Sitting/Dining Room  
open plan to Kitchen, South/Sea Facing Balcony,**

**DESCRIPTION**

Rarely available, an upper ground 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 smartly fitted kitchen. At the rear there are two double bedrooms and a shower room.

The communal hallway has stairs leading down to the rear courtyard from where access to the garage, integral to the building, 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**

Entryphone system, door to:

**ENTRANCE HALL**

Deep shelved storage cupboard, coved ceiling, decorative ceiling rose, radiator glazed double doors to:





### **SITTING/DINING ROOM**

Coved ceiling, bay with double glazed sash windows to front commanding far-reaching views of the sea, double glazed sliding patio doors opening to the balcony from where views of the sea can be enjoyed, cupboard housing wall-mounted gas-fired boiler, radiator, square archway leading to:

### **KITCHEN**

Well fitted with a comprehensive range of base cupboard and drawer units in a sleek contemporary finish incorporating space and plumbing for slimline dishwasher and washing machine, square edged timber effect work tops inset with four burner halogen hob and one and a half bowl stainless steel sink and drainer with mixer tap, tiled splashbacks, range of coordinating wall cupboards with concealed lighting beneath and stainless steel and illuminated extractor hood above the hob, integrated eye level double oven/combi microwave oven, coved ceiling.

### **BALCONY**

Sea-facing balcony enclosed by wrought iron balustrade and from where lovely views of the sea can be enjoyed.

### **BEDROOM**

Range of built-in wardrobe cupboards with sliding doors, coved ceiling, bay with double glazed windows to rear, radiator.

### **BEDROOM**

Coved ceiling, built-in wardrobe, cupboard and shelving, double glazed window to rear, radiator.

### **SHOWER ROOM**

Walk-in shower enclosure with thermostatically controlled shower, wall-hung washbasin with mixer tap, low-level WC, tiled floor, tiled walls, extractor fan, heated ladder rack, towel rail.

### **GARAGE**

Electronically operated door, supplied with power and lighting.

### **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 Band C**

### **COUNCIL TAX**

Band D approx. £2,409.11 (2025/26)  
Folkestone & Hythe District Council.

### **VIEWING**

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

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## 2 Moyle Court, South Road, Hythe

Approximate Gross Internal Area :-

First Floor :- 70.62 sq m / 760 sq ft

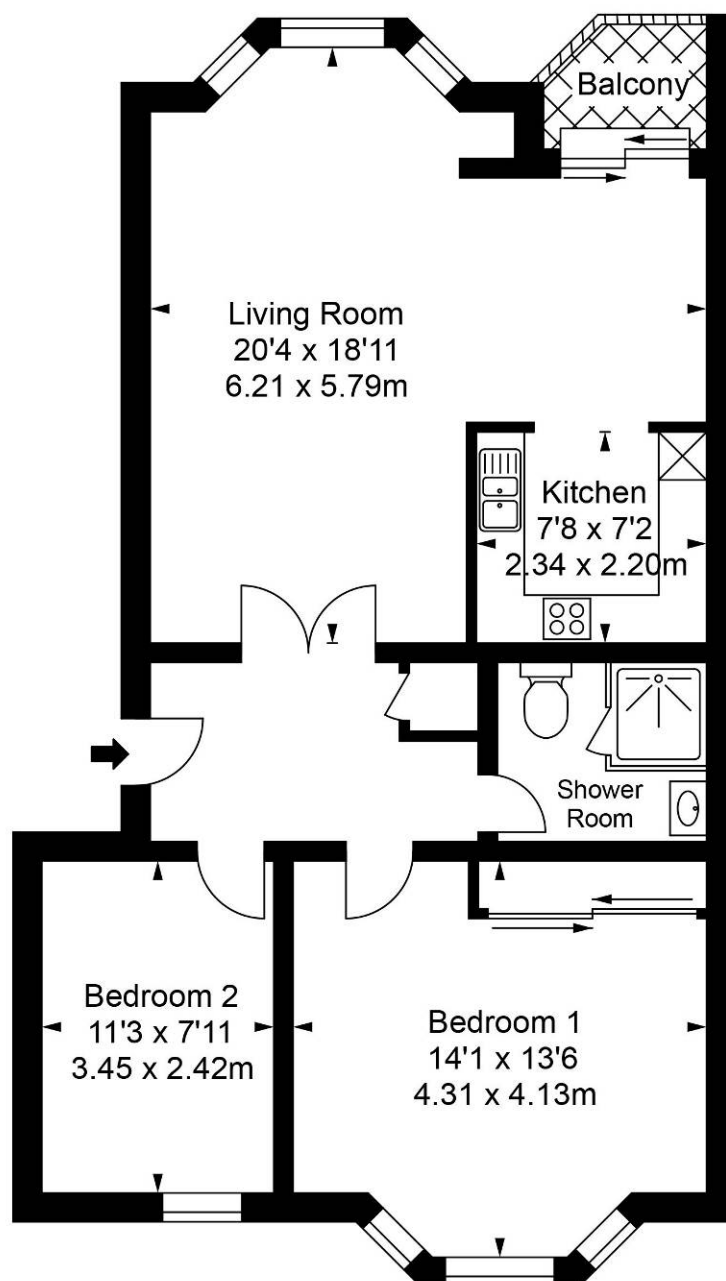


Illustration for identification purposes only, measurements are approximate, not to scale.  
floor plan by: [www.creativeplanetlk.com](http://www.creativeplanetlk.com)