



49 High Street, Hythe, Kent CT21 5AD



18 CAPTAINS COURT, STADE STREET, HYTHE

£235,000 Leasehold
No Onward Chain

A well proportioned 1st floor, 2 bedroom retirement apartment in a highly regarded building, moments from the beach and a level walk from the High Street. The apartment is situated on the south side of the building and enjoys sea views from every window and from the balcony. EPC C.



18 Captains Court, Stade Street, Hythe CT21 6ED

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

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

DESCRIPTION

This well presented, first 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 southerly 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:

ENTRANCE HALL

Access to deep shelved storage cupboard, deep walk-in storage cupboard, also equipped with shelving and heated linen cupboard housing tanks etc, electric heater, doors to:

SITTING/DINING ROOM

Attractive painted faux fireplace surround with electric fire over a marble hearth, wall light points, coved ceiling, suspended bay with double glazed windows to front enjoying views of the sea, electric heater, double glazed door to balcony, archway to:

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating freestanding electric oven, slimline dishwasher and freestanding fridge/freezer, roll top work surfaces, inset with stainless steel sink and drainer with tiled splashbacks, contrasting wall cupboards incorporating, extractor hood above the hob, coved ceiling, extractor fan.

BALCONY

A generous space enjoying a southerly aspect and enclosed by glazed balustrade, the perfect vantage point from which to enjoy the sea views.

BEDROOM

Range of fitted wardrobe cupboards concealed by folding, smoked mirrored doors, wall light point, coved ceiling, double glazed window to front enjoying views of the sea, electric heater.

BEDROOM

Fitted wardrobe, cupboard, concealed by smoked mirrored doors, wall light point, coved ceiling, double glazed window to front, enjoying views of the sea, electric heater.

SHOWER ROOM

Twin-sized shower enclosure, fitted with Triton electric shower, low-level WC, pedestal wash basin, tiled walls, coved ceiling, wall-light point, shaver point, electric heater, heated towel rail.

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

Ground rent & Service charge

£3000.00 per annum

Lease

Circa 67 Years remaining.

EPC Rating Band C

COUNCIL TAX

Band C approx. £2141.43 (2025/26)
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 = 68.0 sq m / 732 sq ft

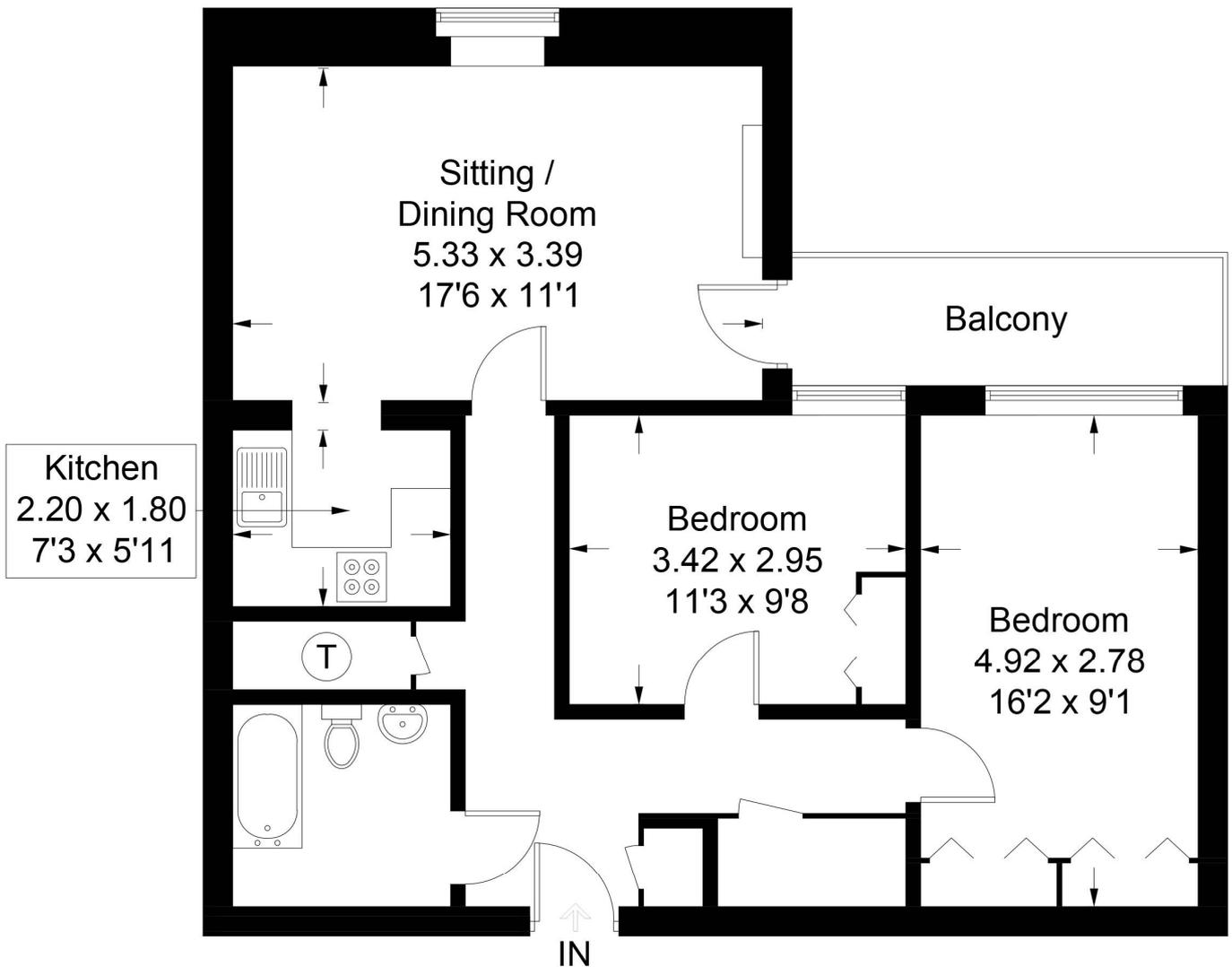


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