



Flat 6, 23 Grimston Gardens

Folkestone
CT20 2PU

£300,000 LEASEHOLD

FOR SALE WITH BURNAP + ABEL... Occupying a grand position within one of Folkestone's most sought-after addresses, this exceptionally spacious first-floor apartment offers refined living in a character-filled Victorian building, just a short stroll from Folkestone Central Station and the town centre. Spanning approximately 1,300 sq ft, this two-bedroom residence blends generous proportions with timeless charm. The heart of the home is a superb lounge/diner, ideal for both entertaining and relaxed evenings in. A separate kitchen provides ample space and functionality, while the stylish bathroom serves both bedrooms. Both double bedrooms offer elegant comfort, and a notably large inner hallway presents the perfect space for a home office, study area or reading nook — a rare and desirable feature. Set within an attractive period conversion, the property also enjoys access to a communal garden, offering a peaceful retreat in the heart of town. Additional highlights include a 935 year lease, no onward chain, character features and high ceilings throughout. A truly unique opportunity to own a piece of Grimston Gardens — early viewing is highly recommended to appreciate the scale and elegance of this impressive home.



Entrance Hall

Lounge/Dining Room

28' 7" x 20' 2" (8.71m x 6.15m)

Kitchen

10' 9" x 7' 6" (3.28m x 2.29m)

Bathroom

9' 1" x 6' 7" (2.77m x 2.01m)

W.C

Bedroom One

17' 4" x 10' 11" (5.28m x 3.33m)

Bedroom Two

15' 0" x 9' 5" (4.57m x 2.87m)

Communal Garden

Lease + Service Charges

We understand the property has a lease of 999 years with 935 years remaining.

The current service charge is £1600 per annum.

Please Note

Some of the images have been virtually staged. The rooms are currently empty and the property is now vacant.

