



## 9 Old School Court Grimston Gardens

Folkestone  
CT20 2UA

**£260,000 LEASEHOLD**

FOR SALE WITH BURNAP + ABEL... Set within the prestigious and beautifully landscaped Grimston Gardens, this elegant two-bedroom maisonette offers a rare blend of space, privacy, and prime location. Arranged over two generous floors, this lovely home presents a sophisticated living environment with a distinctly spacious feel – ideal for discerning buyers seeking a coastal lifestyle with town centre convenience. Upon entering, you are greeted by a light-filled lounge/dining room, thoughtfully designed for both entertaining and relaxation. The adjoining well-appointed kitchen offers modern functionality while maintaining a warm and homely feel. Upstairs, two spacious double bedrooms provide serene retreats, each flooded with natural light. A stylish shower room completes the upper level, offering sleek finishes and contemporary comfort. One of the standout features of this home is the private south-facing rear garden – a tranquil sun trap perfect for al fresco dining, morning coffee, or simply unwinding in your own outdoor sanctuary. The property also benefits from an external store room, adding valuable additional storage space. Further highlights include no onward chain, making this a straightforward and appealing opportunity for both homebuyers and investors alike. Situated within walking distance of Folkestone Central Station, the property is perfectly positioned for both commuting and leisure.





Entrance Hall

Lounge/dining room

15' 6" x 12' 4" (4.72m x 3.76m)

Kitchen

12' 1" x 9' 0" (3.68m x 2.74m)

Bedroom One

15' 3" x 9' 3" (4.65m x 2.82m)

Bedroom Two

15' 4" x 9' 1" (4.67m x 2.77m)

Shower Room

8' 5" x 6' 0" (2.57m x 1.83m)

Garden

Private rear garden

Storage Room

12' 0" x 5' 7" (3.66m x 1.70m) Separate storage cupboard located on the communal hallway. Ideal for bikes, Christmas trees and alike.

Lease information

86 years remaining on the lease currently. However the owner has a price to extend and is happy to do so as a negotiation or at the asking price.

