



13 The Sidings, Lylinge, Folkestone, Kent, CT18 8HH

Guide Price £200,000

EPC RATING: D

Superb
Home With
Garden

Set at the far end of this cul de sac you will find this two bedroom ground floor flat which presents an ideal investment opportunity in a highly sought-after village. The property offers exceptional value, making it a rare find in the area. Ideal for investors or first time buyers this property stands out for its affordability and promising potential. There is a lovely garden to the rear adjoining fields and allocated parking for one vehicle. EPC RATING = D



Situation

The property is situated to the far end of a central village cul de sac 'The Sidings'. The village of Lyminge is nestled in the spectacular North Downs; it has a wonderful semi-rural feel, with an abundance of beautiful walks nearby and benefitting from the amenities the village has to offer. There is a Post Office & convenience Shop, hairdressers, two Doctors surgeries, Chemist and Primary School. The village offers various clubs and societies and there are good bus links to both Canterbury and Folkestone. Lyminge is a thriving community with lots of activities for all ages. In the nearby town of Folkestone there are mainline railway stations with High Speed services to London.



Ground floor

Entrance porch

Living room

17' 1" x 10' 8" (5.21m x 3.25m) open plan to:

Dining area

10' 0" x 6' 11" (3.05m x 2.11m)

Kitchen

9' 6" x 6' 8" (2.90m x 2.03m)

Bathroom/WC

Bedroom one

10' 10" x 9' 2" (3.30m x 2.79m)

Bedroom two

13' 4" x 6' 8" (4.06m x 2.03m)

Outside

Rear garden

Laid to lawn with useful shed and adjoining fields

Parking

Allocated parking for one vehicle

Additional information

Tenure - Leasehold with share of freehold

Length of Lease - Approx 965 years remaining

Heating

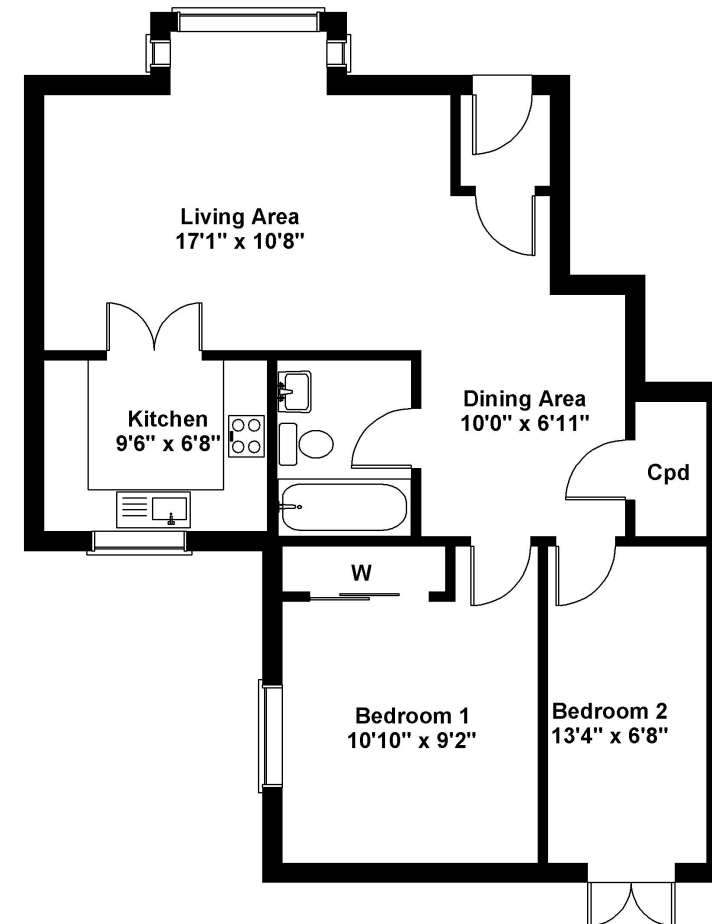
Electric

Council Tax Band

Folkestone And Hythe District Council (Band C)



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SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
www.potterplans.co.uk



Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

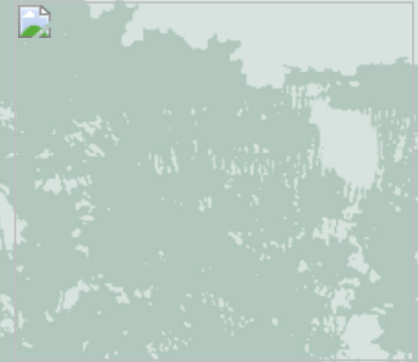
Lyminge

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