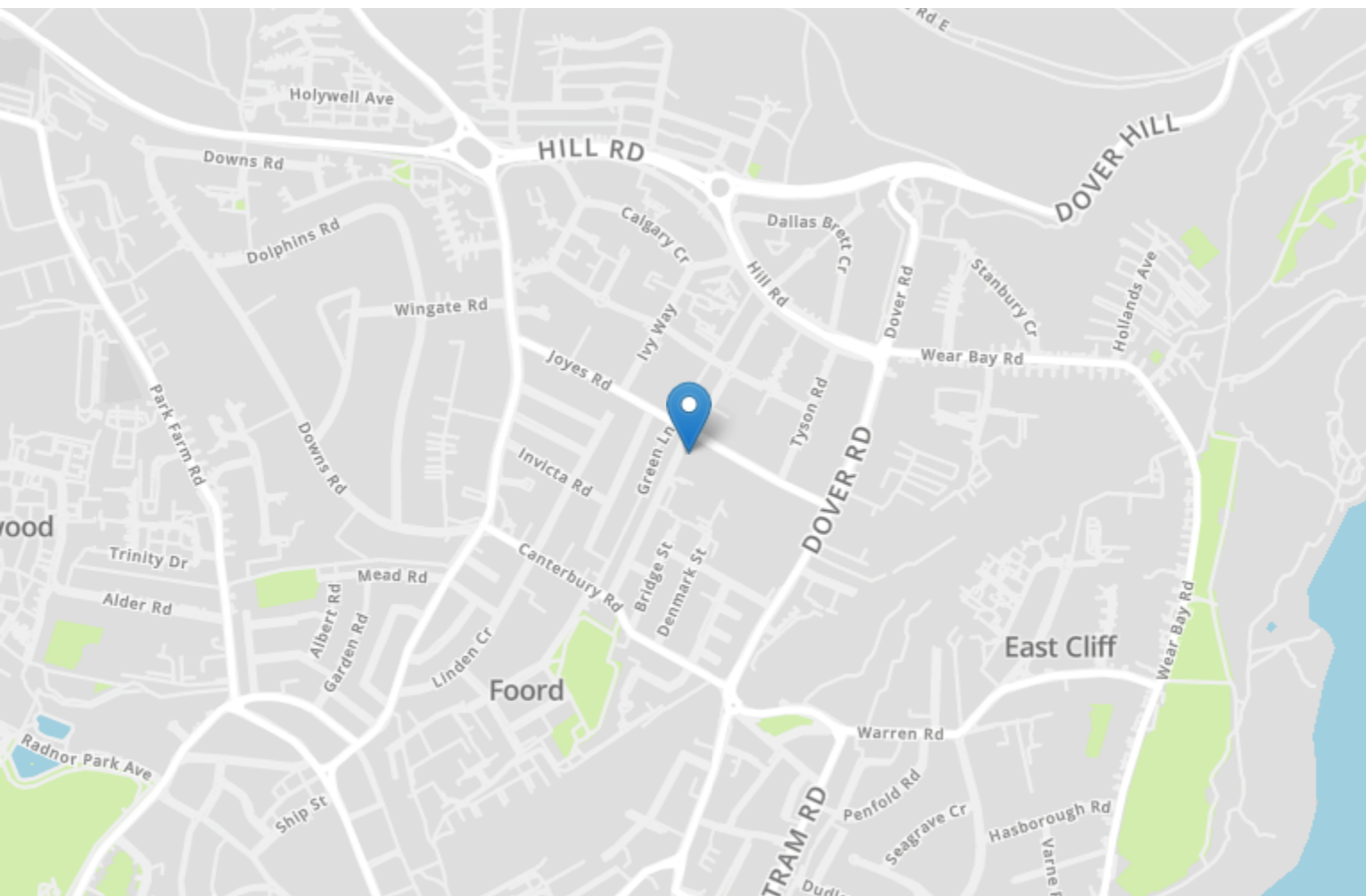


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	82
England, Scotland & Wales	EU Directive 2002/91/EC	



82 Sidney Street

Folkestone
CT19 6HQ

£380,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... A block of three flats in the popular residential area of Sidney Street, Folkestone. Welcome to this fantastic property investment opportunity in the heart of Folkestone! This three-flat property offers the perfect blend of potential income and comfortable living. The vacant ground floor flat boasts two bedrooms, open plan kitchen/living space and bathroom. Additional benefits area a charming garden space. Meanwhile, the two occupied flats above provide a steady rental income for savvy investors. The first floor flat is a 1 bedroom with an open living/kitchen space, bedroom and bathroom. The second floor is a two bedroom maisonette with two good sized bedrooms, open plan living/kitchen space and separate bathroom. With freehold ownership and no chain, this property is ready for its new owner to take advantage of its prime location near East Cliff and Harbour. The current income per annum for the two occupied flats is £17,100. There is a potential with some work to the ground floor flat of the income becoming approximately £27,840 per annum. Schedule your viewing today by calling Burnap and Abel on 01303 258590.



Flat 1 (Ground Floor)

Lounge/Kitchen

3.63m x 4.56m (11' 11" x 15' 0")

Bedroom

3.08m x 3.33m (10' 1" x 10' 11")

Bedroom 2

1.76m x 3.99m (5' 9" x 13' 1")

Bathroom

1.67m x 1.72m (5' 6" x 5' 8")

Flat 2 (First Floor)

Lounge/Dining

3.65m x 5.79m (12' 0" x 19' 0")

Kitchen

2.14m x 2.43m (7' 0" x 8' 0")

Bedroom

2.96m x 3.36m (9' 9" x 11' 0")

Flat 3 (Second Floor)

Lounge

3.64m x 3.78m (11' 11" x 12' 5")

Kitchen

2.44m x 2.46m (8' 0" x 8' 1")

Bedroom

1.92m x 2.56m (6' 4" x 8' 5")

Bedroom 2

3.36m x 3.9m (11' 0" x 12' 10")

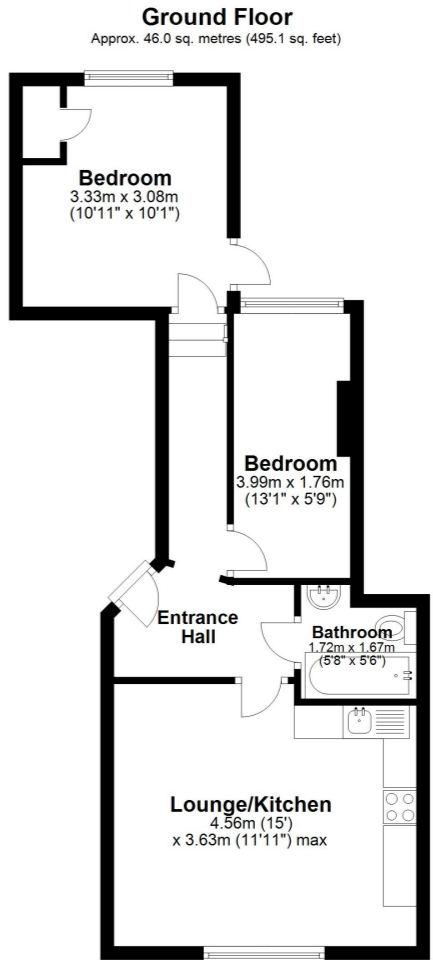
Bathroom

1.27m x 2.44m (4' 2" x 8' 0")

Freehold

The property is being sold as a freehold block.

There are no leases yet created for the individual units.



Total area: approx. 46.0 sq. metres (495.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

