



Flat C, 27 Augusta Gardens

FOLKESTONE, Folkestone
CT20 2RT

£230,000 LEASEHOLD

FOR SALE WITH BURNAP + ABEL... A rare opportunity to acquire a beautifully appointed two-bedroom first floor apartment set within the distinguished and sought-after Augusta Gardens in Folkestone. Located at 27 Augusta Gardens, this property offers a perfect blend of period charm and contemporary living, ideal as a main residence, seaside retreat, or investment. Positioned in an impressive Victorian building, this home enjoys tranquil views over the beautifully maintained private gardens to the rear — a peaceful green oasis exclusive to residents. The accommodation comprises a spacious lounge/dining room with high ceilings and elegant proportions, a kitchen, two generously sized double bedrooms, and a family bathroom. The interiors are light-filled and well-presented, with a layout that maximises both comfort and function. Additional benefits include a share of freehold, no onward chain, being a short stroll to Folkestone's vibrant town centre, the Leas Promenade, and High Speed rail links to London. Perfectly positioned for those seeking refined coastal living with excellent transport connections, this exceptional apartment is not to be missed.



Entrance Hall

Lounge/Dining Room

23' 3" x 16' 3" (7.09m x 4.95m)

Kitchen

11' 2" x 7' 4" (3.40m x 2.24m)

Bathroom

7' 9" x 5' 7" (2.36m x 1.70m)

Bedroom One

23' 1" x 16' 3" (7.04m x 4.95m)

Bedroom Two

12' 3" x 10' 11" (3.73m x 3.33m)

Lease & Service Charge Information

We understand from the vendor the property has a 900+ year lease a share of the freehold.

The service charge is £720 per annum.

There is £0 ground rent.

