





A fantastic opportunity to purchase a unique and stylish apartment which is one of four in a converted manor house which benefits from a new roof and recently fitted sash 'Heritage' UPVC windows to the front. Beautiful original features throughout including high ceilings, sweeping hallway and attractive fireplace to the sitting room. The property is truly light and spacious with attractive leafy views. Accommodation comprises: Communal entrance hall and landing, impressive hallway, sitting room, kitchen/dining room, cloakroom/WC master bedroom accessed via inner hall being an ideal dressing table area, bedroom two, bathroom/WC EPC RATING = E

Guide Price £255,000

Tenure Leasehold Share of Freehold

Property Type Apartment

Receptions 1

Bedrooms 2

Bathrooms 1

Parking Allocated space

Heating Gas

EPC Rating E

Council Tax Band B

Folkestone And Hythe District Council



Situation

The property is set in a semi-rural location and yet conveniently located for the M20 Motorway, Channel Tunnel Terminal and ports of Folkestone and Dover, which are all easily accessed by car. High speed rail services are available from Folkestone West approximately ten minutes' drive away, giving fast services to St. Pancras, London in just over fifty minutes. There is a Tesco store at the top of Horn Street, while the pretty Cinque Port Town of Hythe is less than a ten minute drive away and offers a good selection of independent shops, together with Waitrose, Aldi and Sainsbury's stores. The historic Royal Military Canal runs from Seabrook, through to Hythe and offers pleasant walks and cycle rides. The seafront is also only short, walk, cycle or drive away. Primary schooling is within five minutes' walk and secondary schooling is available in Folkestone including both boys' and girls' grammar schools.

The accommodation comprises

First floor

Entrance

Entrance hall

Sitting room

16' 1" x 14' 9" (4.90m x 4.50m)

Kitchen/Dining room

19' 4" x 16' 9" (5.89m x 5.11m)

Bedroom one

11' 2" x 8' 10" (3.40m x 2.69m)

Inner hall

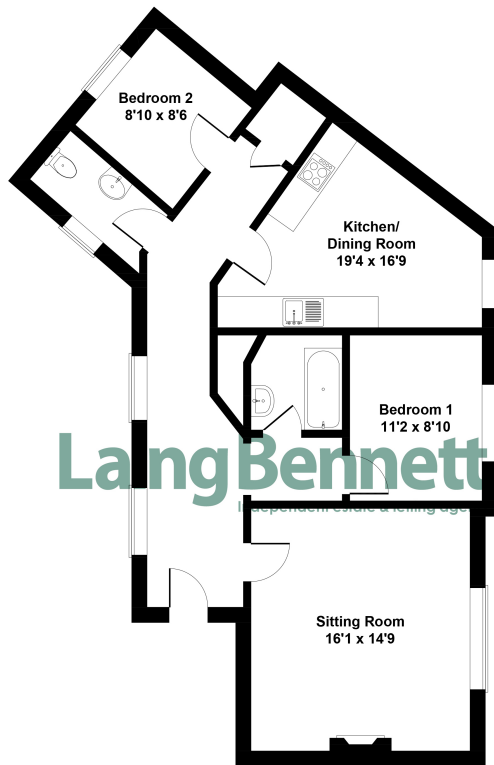
Bathroom

WC

Additional information

Leasehold With Share Of The freehold
Lease Approximately 987 years remaining

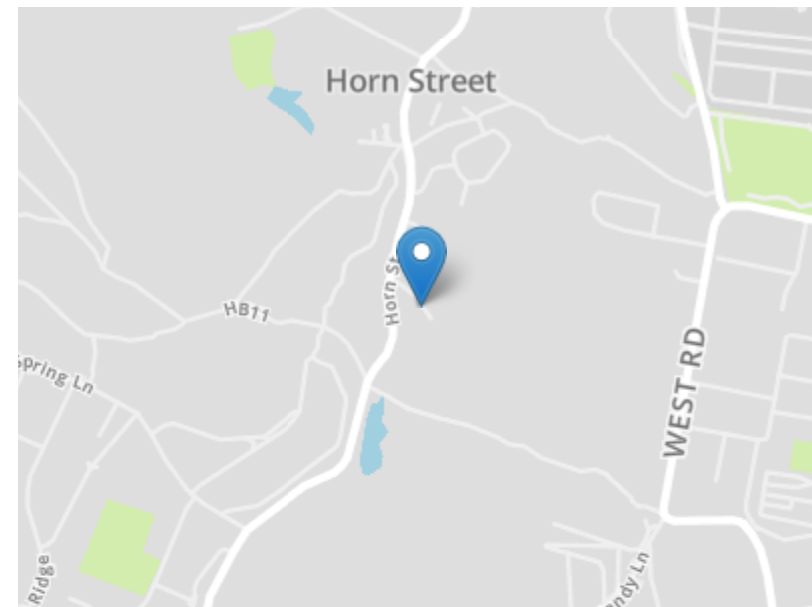




SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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