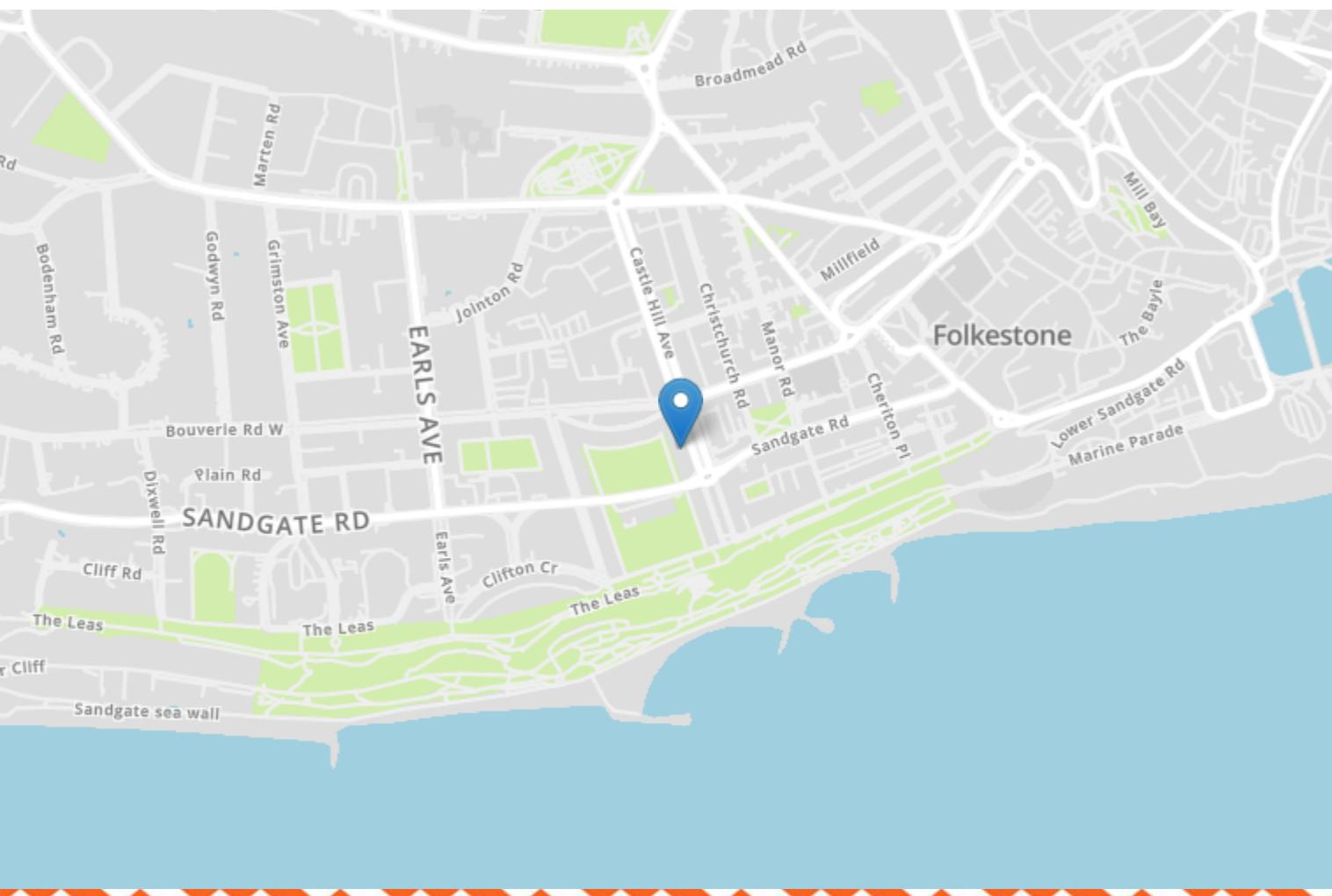


**Burnap + Abel**  
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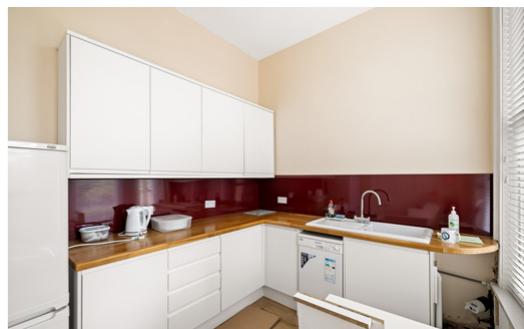


## Flat B, 1 Castle Hill Avenue

Folkestone  
CT20 2TD

**£170,000 LEASEHOLD**

FOR SALE WITH BURNAP + ABEL... A rare opportunity to acquire a beautifully appointed one-bedroom first-floor apartment situated within one of Folkestone's most desirable tree-lined avenues. Enjoying elevated sea views and a private balcony, this elegant home blends timeless charm with modern convenience — the perfect coastal retreat or stylish full-time residence. Step inside to find a bright and spacious lounge/diner filled with natural light and offering direct access to the private balcony — the ideal spot to relax with a morning coffee or entertain with sunset views. The separate kitchen is well laid out, offering both functionality and scope for personalisation. The generously sized double bedroom is complemented by a modern family bathroom, completing this thoughtfully designed home. Whether you're looking for a weekend escape, a first-time buy, or a buy-to-let investment, this exceptional apartment delivers coastal living with convenience and style.



**Entrance Hall****Lounge/Dining Room**

19' 11" x 10' 7" (6.07m x 3.23m)

**Kitchen**

9' 6" x 8' 4" (2.90m x 2.54m)

**Bedroom**

17' 3" x 14' 8" (5.26m x 4.47m)

**Bathroom**

10' 5" x 8' 3" (3.17m x 2.51m)

**W.C****Balcony****Lease + Service Charges**

The property will have a new 125 year lease.

The service charge is £2000 Per annum

**First Floor**

Approx. 66.9 sq. metres (719.9 sq. feet)

