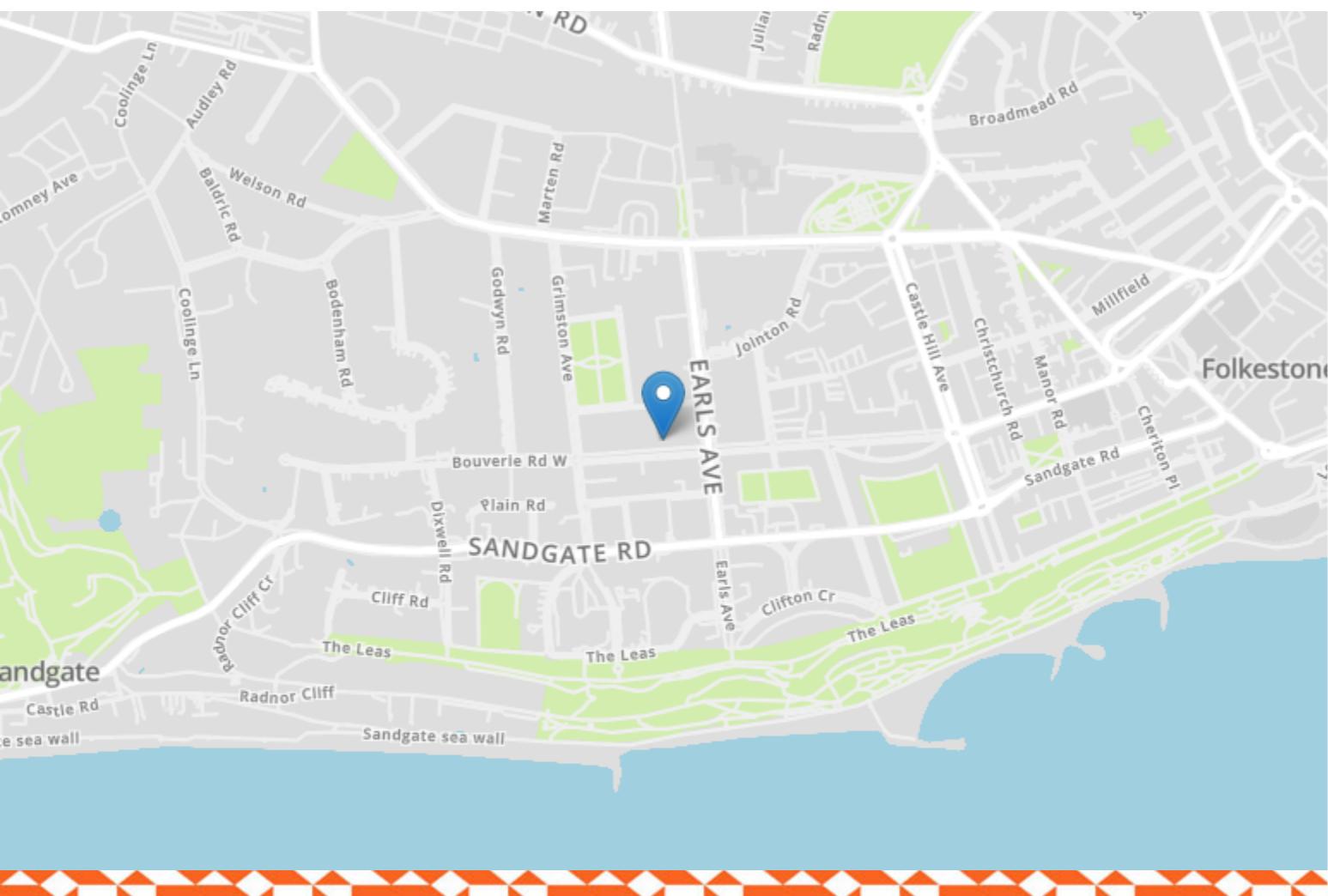


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Flat 1, 78 Bouverie Road West

Folkestone

CT20 2PW

£250,000 LEASEHOLD

FOR SALE WITH BURNAP + ABEL... Positioned within a handsome period residence, this substantial ground-floor apartment presents a rare opportunity to acquire an expansive home of circa 1,300 sq ft, further complemented by an impressive cellar extending to approximately 300 sq ft. Offering exceptional proportions and a private garden, the property represents a compelling renovation and value-add opportunity in one of Folkestone's most convenient locations. The accommodation unfolds with a generous principal lounge, a kitchen/dining room well suited to re-imagining as an open-plan entertaining space, and a conservatory that enjoys a pleasant outlook over the private garden. There are two well-proportioned bedrooms, alongside a shower room and separate W.C., all awaiting comprehensive refurbishment to realise the apartment's full potential. Externally, the property benefits from a private garden, ideal for outdoor entertaining or tranquil retreat, and off-road parking to the front—a valuable asset for central Folkestone living. The apartment is offered chain-free, enhancing its appeal to purchasers seeking a smooth and efficient transaction. With approximately 66 years remaining on the lease, the property is best suited to cash buyers or investors looking to unlock long-term value through lease extension and refurbishment. Ideally located within a short walk of Folkestone Central Station, the property provides excellent connectivity, including high-speed services to London, while the town centre, seafront and Creative Quarter are also easily accessible. A rare opportunity to create a bespoke coastal home or investment of scale in a prime and well-connected position.



Entrance Hall**Lounge**

20' 5" x 13' 11" (6.22m x 4.24m)

Conservatory

11' 8" x 9' 5" (3.56m x 2.87m)

Kitchen/Dining Room

21' 3" x 12' 10" (6.48m x 3.91m)

Shower Room**Bedroom One**

18' 1" x 14' 2" (5.51m x 4.32m)

Bedroom Two

13' 1" x 8' 4" (3.99m x 2.54m)

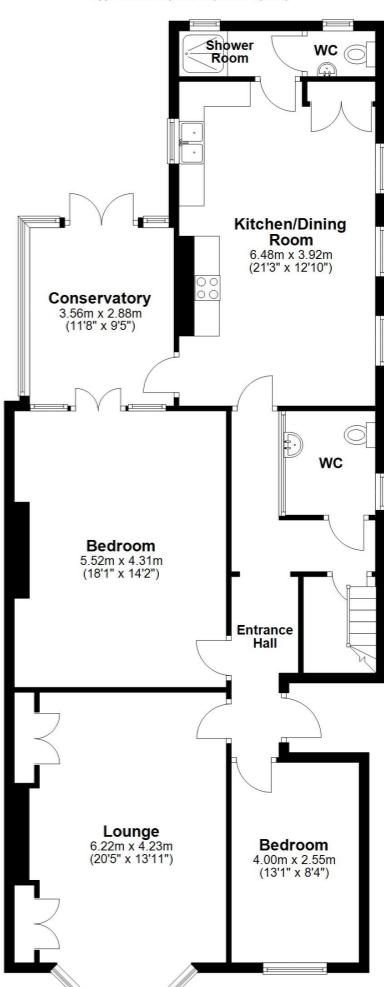
W.C**Cellar****Lease + Service Charge Information**

We understand the lease has 66 years remaining.

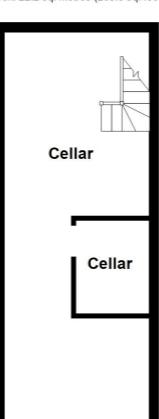
We are not aware of the service charges currently. We have been informed The managing agent is Smith Wooley and the freeholder is the Lord Radnor Estate.

We are also not currently aware of the ground rent charges.

Ground Floor
Approx. 120.7 sq. metres (1298.8 sq. feet)



Basement
Approx. 22.2 sq. metres (239.3 sq. feet)



Total area: approx. 142.9 sq. metres (1538.1 sq. feet)

