



9 Grand Court Earls Avenue

Folkestone
CT20 2EU

£450,000 SHARE OF FREEHOLD

FOR SALE WITH BURNAP + ABEL... Located on the top floor of the sought-after Grand Court on Earls Avenue, this superb two-bedroom penthouse apartment offers generous living space and spectacular coastal views. The property features a large and light-filled open-plan living and dining area that opens onto a private balcony, perfect for relaxing or entertaining while enjoying panoramic views towards the sea. The modern kitchen is well-equipped, and the apartment further benefits from a master bedroom with en-suite shower room, additional bedroom, a dedicated study area, and a stylish family bathroom. With secure underground parking, lift access direct to your door, and being offered with no onward chain, this property provides the perfect blend of convenience, space, and seaside lifestyle. Situated in a desirable West End location, you're within easy walking distance of Folkestone Central Train Station (high-speed link to London), The Leas Promenade, and all the amenities of Folkestone Town Centre. Call now to book your viewing.



Entrance

Lounge/Dining Room

18' 8" x 14' 4" (5.69m x 4.37m)

Study Area

14' 7" x 7' 7" (4.45m x 2.31m)

Kitchen

17' 7" x 9' 11" (5.36m x 3.02m)

Bathroom

9' 8" x 8' 7" (2.95m x 2.62m)

Bedroom One

12' 5" x 11' 5" (3.78m x 3.48m)

En-Suite

Bedroom Two

11' 6" x 7' 10" (3.51m x 2.39m)

Balcony

With stunning panoramic views of the sea.

Underground Parking Space

Located through an electric garage door.

Underground Storage Shed

Lease + Charges

We understand that the property has a share of the freehold accompanied by a 999 year lease. There are 941 years remaining.

The service charge is currently £1792.88 a year paid 6 monthly.

There is no ground rent to pay.

