



8 Ethelburga Drive, Lyminge, Folkestone, Kent, CT18 8JJ

EPC Rating =

£2,700 PCM









An exceptional opportunity to rent this exquisitely refurbished and thoughtfully extended three-bedroom detached residence, offering a perfect balance of contemporary elegance and modern comfort in a highly sought-after location. Designed with an emphasis on space and light, the property features a grand living room with a smart TV media wall and an ultra-modern fireplace. The bi-folding doors in the living and dining areas create a bright and inviting setting for both everyday living and entertaining. The bespoke kitchen, fitted with sleek cabinetry, Quartz worktops and integrated appliances. Three generously sized bedrooms, all with fitted wardrobes and wall-mounted TVs and sound bars. Luxury en suite to the main bedroom and family bathroom. Entrance hall with cloaks cupboards and utility room with Quartz worktops and fitted appliances. Practicality is matched with sophistication, with an integral garage, private driveway with electric car charger, and landscaped gardens providing both curb appeal and tranquil outdoor space. Finished to the highest standard with new flooring, double glazing, and elegant décor, this home represents a rare rental opportunity of exceptional quality and turn key living. Oak flooring throughout the living space with new carpets in the bedrooms. Integrated Sonos sound system. EPC RATING = TBC



**£2,700 PCM**

**Receptions 1**

**Bedrooms 3**

**Bathrooms 2**

**Parking Driveway & garage**

**Heating Gas**

**EPC Rating TBC**

**Council Tax Band D**

Folkestone & Hythe

**The accommodation comprises**  
Entrance hall with two cloaks  
cupboards

Open plan living, dining and kitchen

Living area with TV media wall and  
fire

20' 4" x 12' 10" (6.20m x 3.91m)

**Kitchen**

14' 8" x 9' 4" (4.47m x 2.84m)

**Dining area**

12' 0" x 10' 3" (3.66m x 3.12m)

**Utility room/boot room**

**Bedroom one with fitted wardrobe**

20' 2" x 10' 1" (6.15m x 3.07m)

**En suite shower room**

**Bedroom two with fitted wardrobe**

13' 6" x 10' 3" (4.11m x 3.12m)

**Bedroom three with fitted wardrobe**

15' 11" x 9' 9" (4.85m x 2.97m)

**Bathroom**

**Outside**

**Driveway**

**Garage**

17' 7" x 9' 6" (5.36m x 2.90m)





**Front garden**

**Rear Garden**

### **Additional information**

Rental includes BT broadband service. with WIFI throughout the property. CAT 6 cabling installed to all bedrooms. Integrated Sonos sound system. TV's and sound bars fitted to living room and all three bedrooms.

### **Holding deposit**

If you wish to apply for this property, then you will be required to pay a Holding Deposit which is equal to 1 weeks rent to reserve the property while your referencing takes place. Please ask our staff for further details of other fees which may become payable during the lifetime of your tenancy.











Approximate Gross Internal Area (Excluding Garage) = 118 sq m / 1266 sq ft  
Garage = 16 sq m / 167 sq ft



Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.  
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