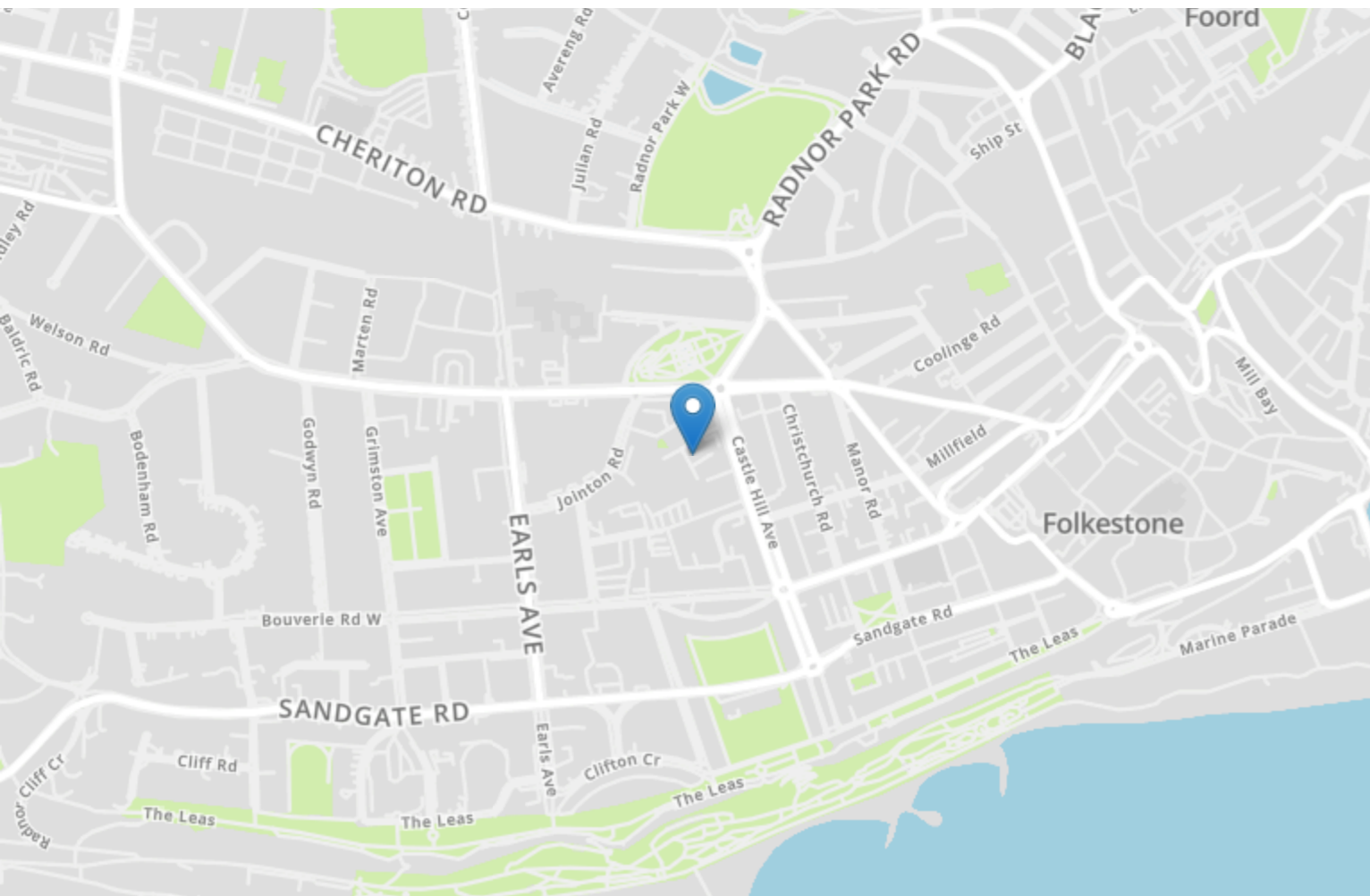


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 12 Castle Mews

Folkestone  
CT20 2BU

**£700,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this beautiful four bedroom home, situated in this sought after private road in the heart of Folkestone's Prestigious West End. This stunning home is just a short walk from Folkestone Central Train Station and also The Town Centre. The vast accommodation is set over three floors and comprises kitchen/dining room, utility room and W.C to the ground floor, lounge, master bedroom and en-suite to the first floor and bedrooms two, three four, a further en-suite and family bathroom on the second floor. The property has been upgraded by the current vendors to include solar panels with large battery storage, air conditioning, landscaped rear garden with garden room/office along with integral garage, off road parking, double glazing and gas central heating. For your chance to view this stunning home call sole agent Burnap + Abel now on 01303 258590.



**Entrance Hall**

**Kitchen/Dining Room**

19' 9" x 15' 9" (6.02m x 4.80m)

**Utility Room**

**W.C**

**Integral Garage**

18' 1" x 12' 0" (5.51m x 3.66m)

**First Floor Landing**

**Lounge**

19' 9" x 16' 4" (6.02m x 4.98m)

**Balcony**

**Master Bedroom**

16' 2" x 12' 0" (4.93m x 3.66m)

**En-Suite**

**Second Floor Landing**

**Bedroom Two**

14' 10" x 12' 1" (4.52m x 3.68m)

**Balcony**

**En-Suite**

**Bedroom Three**

14' 10" x 9' 9" (4.52m x 2.97m)

**Bedroom Four**

11' 3" x 9' 8" (3.43m x 2.95m)

**Bathroom**

7' 2" x 7' 0" (2.18m x 2.13m)

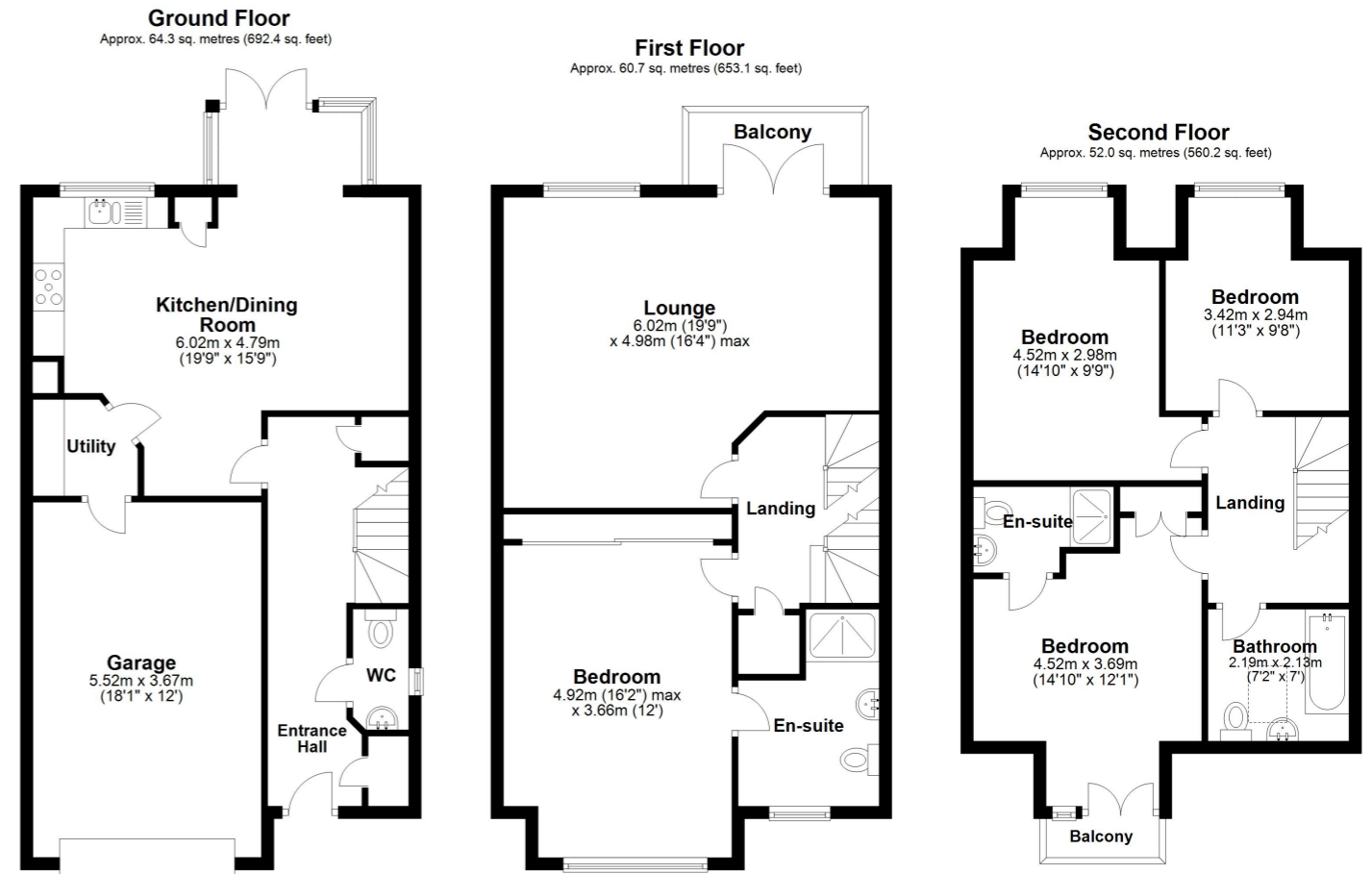
**Off Road Parking**

**Rear Garden**

**Service Charges**

The management of the private road and communal areas around Castle Mews are managed by local agent Smith Wooley.

The service charges for 2023 are approximately £230 + £87.



Total area: approx. 177.1 sq. metres (1905.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

