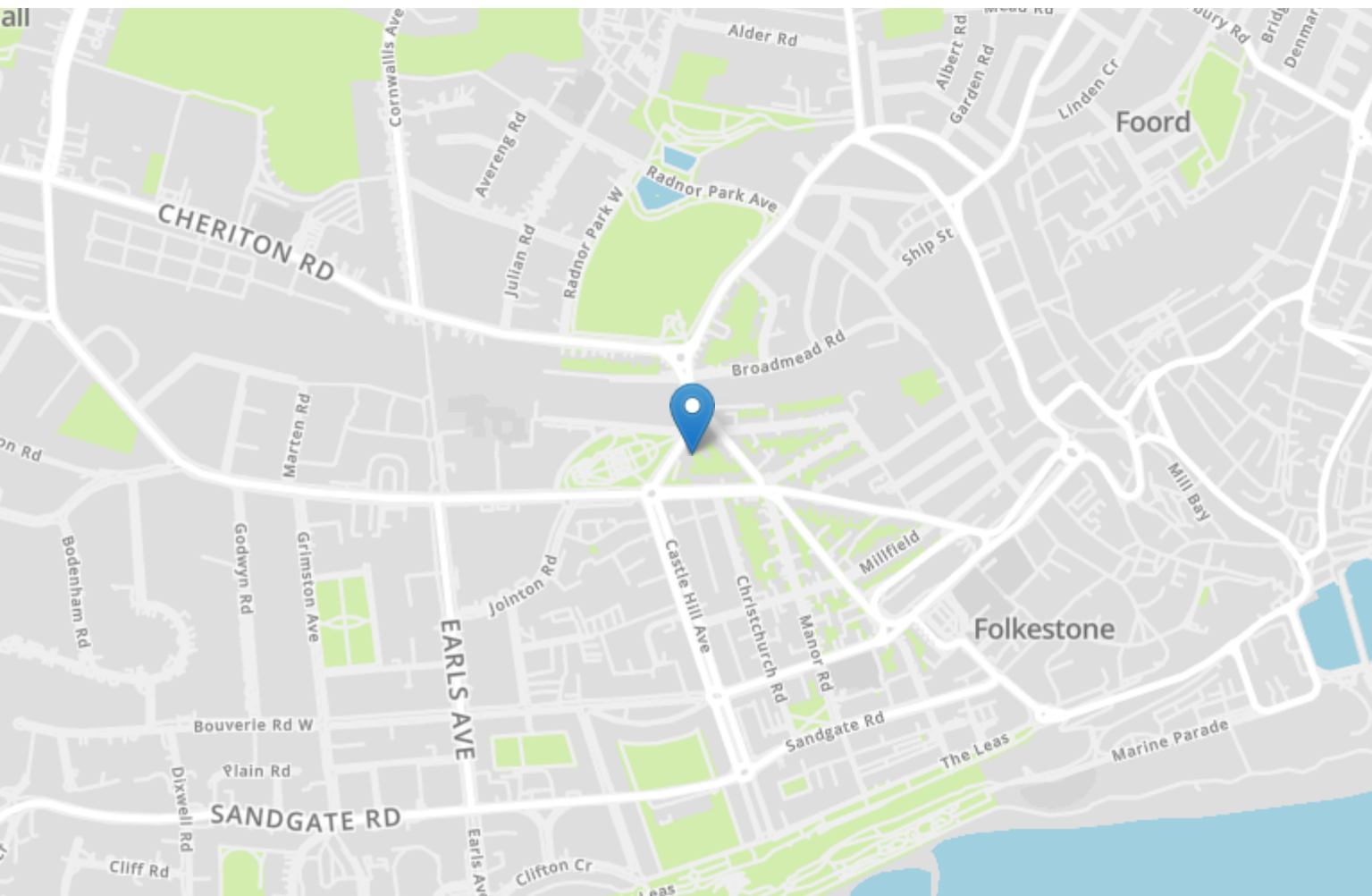




Flat 2, 58 Castle Hill Avenue

Folkestone
CT20 2QR

£200,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Nestled along the distinguished Castle Hill Avenue in Folkestone's sought-after West End, this two-bedroom maisonette presents a rare opportunity to create a bespoke home in one of the town's most desirable settings. Set within a charming period property, this spacious maisonette offers elegant proportions across two floors, featuring two generous double bedrooms, a bright lounge, a well-proportioned kitchen, and a family bathroom. Though in need of complete renovation, the property offers a blank canvas with enormous potential to design and finish to your exacting standards. A key highlight is access to a communal garden, ideal for relaxing or entertaining in the warmer months, while the long lease and no onward chain ensure a smooth and swift purchase process. Located within walking distance of Folkestone Central Station, providing high-speed links to London, and just a short stroll from the vibrant Town Centre, local boutiques, restaurants, and the scenic Leas promenade, this is an exceptional location for both lifestyle and convenience. Whether you're a homeowner seeking to craft your dream home or an investor looking for a valuable asset in a thriving coastal town, this is a truly exciting opportunity.



Entrance Hall

Lounge

16' 10" x 13' 4" (5.13m x 4.06m)

Kitchen/Dining Room

15' 5" x 9' 5" (4.70m x 2.87m)

First Floor Landing

Bedroom One

15' 0" x 13' 6" (4.57m x 4.11m)

Bedroom Two

11' 11" x 9' 5" (3.63m x 2.87m)

Bathroom

7' 6" x 5' 4" (2.29m x 1.63m)

W.C

Communal Garden

Lease + Service Charges

We understand the property has a service charge of approximately £1500

Lease Term Remaining 247 years.

Lease Term 250 years from 25 March 2023.

The roof, front elevation and side elevation have already been renovated via section 20 notices. the rear of the building is due to be done in the near future. No prices have of yet been arranged and this will be the responsibility of the new owner.

