



Flat 2, 11 Grimston Avenue

Folkestone
CT20 2QE

£350,000 SHARE OF FREEHOLD

FOR SALE WITH BURNAP + ABEL... A spacious and beautifully presented three-bedroom first-floor apartment, set within a handsome period building on one of Folkestone's most sought-after tree-lined avenues. Offering over 1,300 sq ft of internal space, this elegant home boasts generous room sizes, high ceilings, and a flexible layout ideal for modern living. The property is offered with a share of freehold and occupies the entire first floor of this well-maintained period conversion, combining timeless character with practical features including a utility room and separate kitchen/diner. Grimston Avenue is one of Folkestone's most prestigious roads, located in the desirable West End. The property is ideally positioned for access to local shops, cafés, The Leas promenade, and highly regarded schools. Folkestone Central Station is within walking distance, offering High-Speed rail links to London St Pancras in under an hour – perfect for commuters or those seeking a stylish coastal retreat with excellent connections.



Entrance Hall

Lounge

23' 8" x 16' 1" (7.21m x 4.90m)

Kitchen

11' 11" x 5' 10" (3.63m x 1.78m)

Dining Room

13' 11" x 12' 0" (4.24m x 3.66m)

Bathroom

11' 11" x 9' 1" (3.63m x 2.77m)

Utility/W.C

Was previously a separate W.C. Owner is now using it as a utility area.

Bedroom One

17' 1" x 11' 7" (5.21m x 3.53m)

Bedroom Two

15' 7" x 10' 2" (4.75m x 3.10m)

Bedroom Three

8' 10" x 6' 2" (2.69m x 1.88m)

Lease + Service Charge Information

We understand the property has a long lease and a share of the freehold.

There is £0 ground rent.

The current service charge is £1200

