

## 12a East Cliff Gardens

Folkestone

CT19 6AP

**£160,000** LEASEHOLD

DRAFT DETAILS... FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this superb three bedroom maisonette situated in the sought after East Cliff of Folkestone. The property is located within walking distance of Folkestone's Harbour Arm and also Folkestone's Sandy Beach. The accommodation is spread over two floors and offers a lounge, kitchen, bathroom and three bedrooms, including some distant sea views. For your chance to view call sole agent Burnap + Abel now on 01303 258590.



**Entrance Hall**

With staircase to the first floor.

**First Floor Landing**

**Lounge**

12' 10" x 11' 11" (3.91m x 3.63m)

**Kitchen**

7' 7" x 5' 5" (2.31m x 1.65m)

**Bathroom**

6' 8" x 5' 7" (2.03m x 1.70m)

**Bedroom One**

12' 0" x 11' 11" (3.66m x 3.63m)

**Second Floor Landing**

**Bedroom Two**

15' 3" x 12' 6" (4.65m x 3.81m)

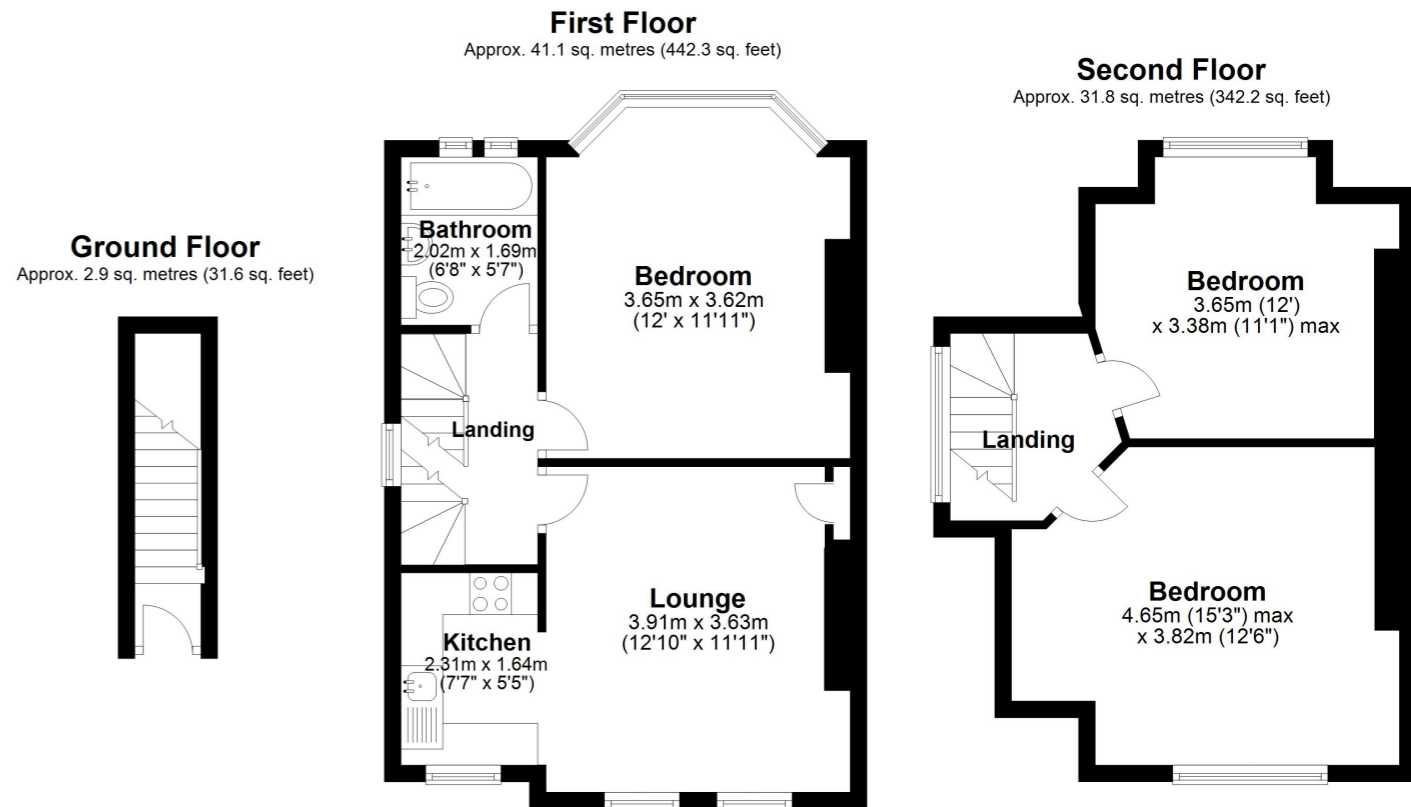
**Bedroom Three**

12' 0" x 11' 1" (3.66m x 3.38m)

**Lease + Service Charge Information**

We understand that the current lease is 63 years remaining

The service charge is approximately £1000 per annum.



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.

