







A spacious and modern semi-detached two-bedroom cottage set within an exclusive gated development near the sought-after West End of Folkestone. This stylish home offers well-designed accommodation, including an inviting entrance hall, an open-plan living and dining area, and a contemporary fitted kitchen with integrated appliances. The property features two well-proportioned bedrooms, a versatile study/third bedroom, an en suite, and a family bathroom. Outside, a private rear courtyard garden provides a perfect low-maintenance outdoor space. Additional benefits include two allocated parking spaces and a prime location close to Folkestone West railway station, offering excellent transport links. No chain! EPC RATING = B

Guide Price £327,000

Tenure Freehold

Property Type Semi-Detached House

Receptions 1

Bedrooms 3

Bathrooms 2

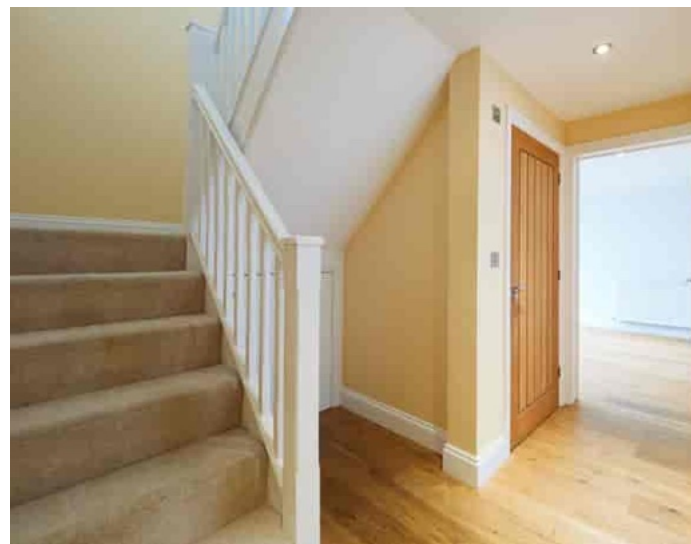
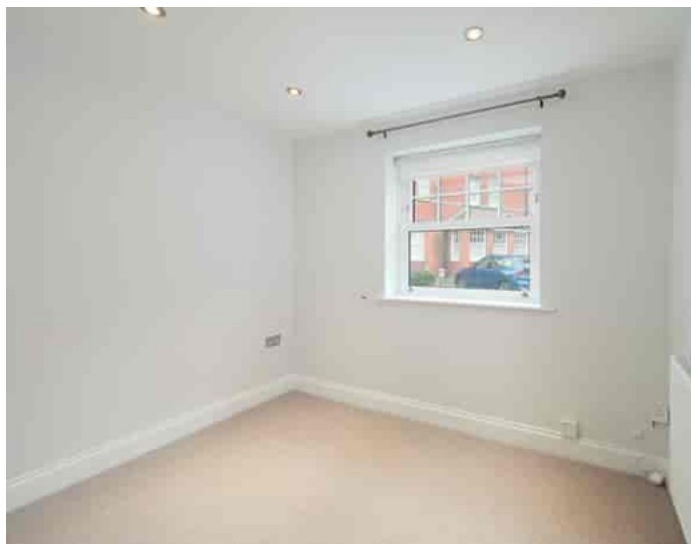
Parking Two spaces

Heating Gas

EPC Rating B

Council Tax Band D

Folkestone and Hythe District Council



Situation

The property is superbly located in the exclusive gated development 'Eversley Park' Sandgate boasts a popular village centre with a broad range of interesting, antique shops, boutiques, public houses, cafes, restaurants and village store. The bustling Cinque Port of Hythe is three miles to the West which offers amenities including; Waitrose, Sainsbury's and Aldi, a wide variety of independent shops and larger retailers, doctors surgeries and dentists, swimming pool and leisure facilities, sports grounds and clubs and public houses and restaurants. The Port town of Folkestone is approximately one mile to the East and is the home of 'The Creative Quarter' which boasts a thriving collection of Artist's studios and creative businesses, as well as a wide range of amenities such as Shopping centre, Supermarkets, independent shops, restaurants and leisure facilities, Folkestone benefits from the recently restored Harbour Arm which has become a food, drink and entertainment destination for the town and its visitors. There is a mainline railway station at Folkestone West (Easy walking distance) with a High Speed service to London journey time of 53 minutes. Channel Tunnel terminal is (Approx. 4 miles) The M20 connection to the motorway network is (Approx 3 miles)

The accommodation comprises

Ground floor

Entrance

Entrance hall

10' 1" x 18' 5" (3.07m x 5.61m)

Cloakroom/WC





Kitchen

7' 8" x 7' 10" (2.34m x 2.39m)

Living room

10' 11" x 10' 9" (3.33m x 3.28m)

Bedroom three

9' 5" x 7' 3" (2.87m x 2.21m)

First floor

Landing

13' 7" x 11' 0" (4.14m x 3.35m)

Bedroom one

10' 7" x 10' 11" (3.23m x 3.33m)

En-suite shower room

Bedroom two

15' 0" x 7' 6" (4.57m x 2.29m)

Bathroom/WC

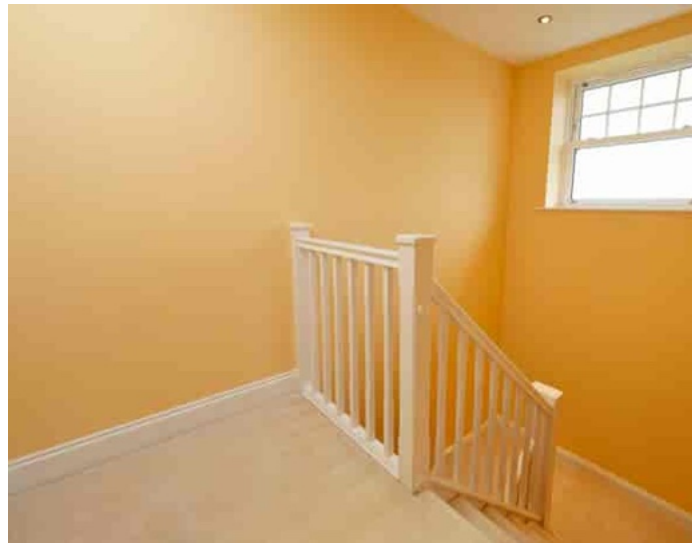
Outside

Rear courtyard garden

Two allocated parking spaces

Estate fees

£797.80 Per annum (Paid up until December 31st)







Approximate Gross Internal Area = 71.0 sq m / 764.3 sq ft

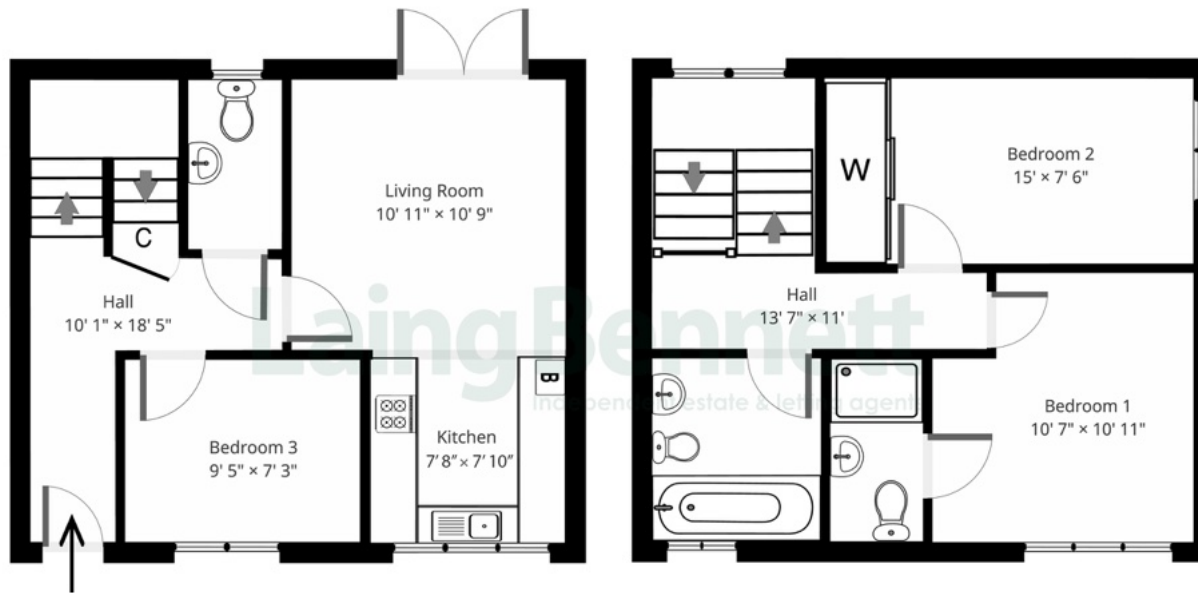
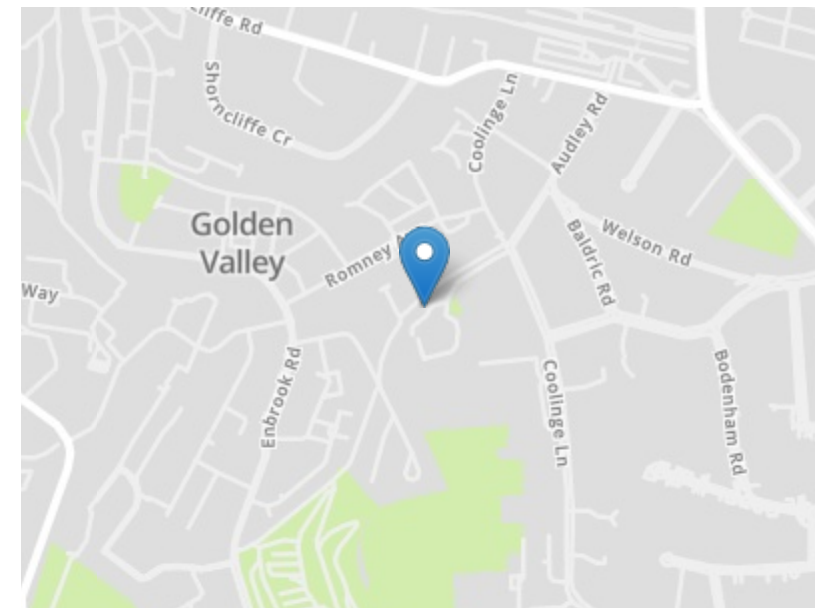


Illustration for Identification purposes only, measurements are approximate, not to scale. Outbuildings are not shown in actual location.



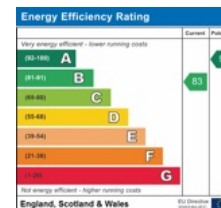
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