



Flat 1, Bouverie Mansions 87-89 Bouverie Road West, Folkestone  
£265,000



# Flat 1

Bouverie Mansions 87-89 Bouverie Road  
West, Folkestone

LARGE AND SPACIOUS GROUND FLOOR APARTMENT IN  
FOLKESTONE'S WEST END!

Miles and Barr are pleased to present this two double bedroom apartment to the market. Located in Folkestone's ever popular West End, this home is within walking distance to the Town Centre and sea front, great schooling at Junior and Grammar levels as well as the high speed link to London, making this home ideally set for all your needs.

Once inside, you will find the home beautifully presented and see that it has undergone much updating in the owner's time. The property comprises a large hallway, great size lounge, two double bedrooms, modern kitchen and modern family bathroom.

The home also benefits from communal outside gardens front and rear, perfect for enjoying the summer days and nights. This flat would make a great investment or an ideal first home. Properties in the West end are always in high demand so please do not hesitate in calling to arrange your internal viewing.

- Two Bedrooms
- Ground Floor
- West End Location
- Walking Distance To The Seafront
- Ideal First Home
- Great Investment
- Close To Town
- Beautifully Presented
- Communal Gardens
- High Speed Link to London





## Ground Floor

### Dining Hall

Dimensions: 5.23m x 2.21m (17'2 x 7'3 ).

### Lounge

Dimensions: 5.54m x 4.45m (18'2 x 14'7 ).

### Kitchen

Dimensions: 2.21m x 2.31m (7'3 x 7'7).

### Bedroom One

Dimensions: 6.10m x 3.43m (20' x 11'3 ).

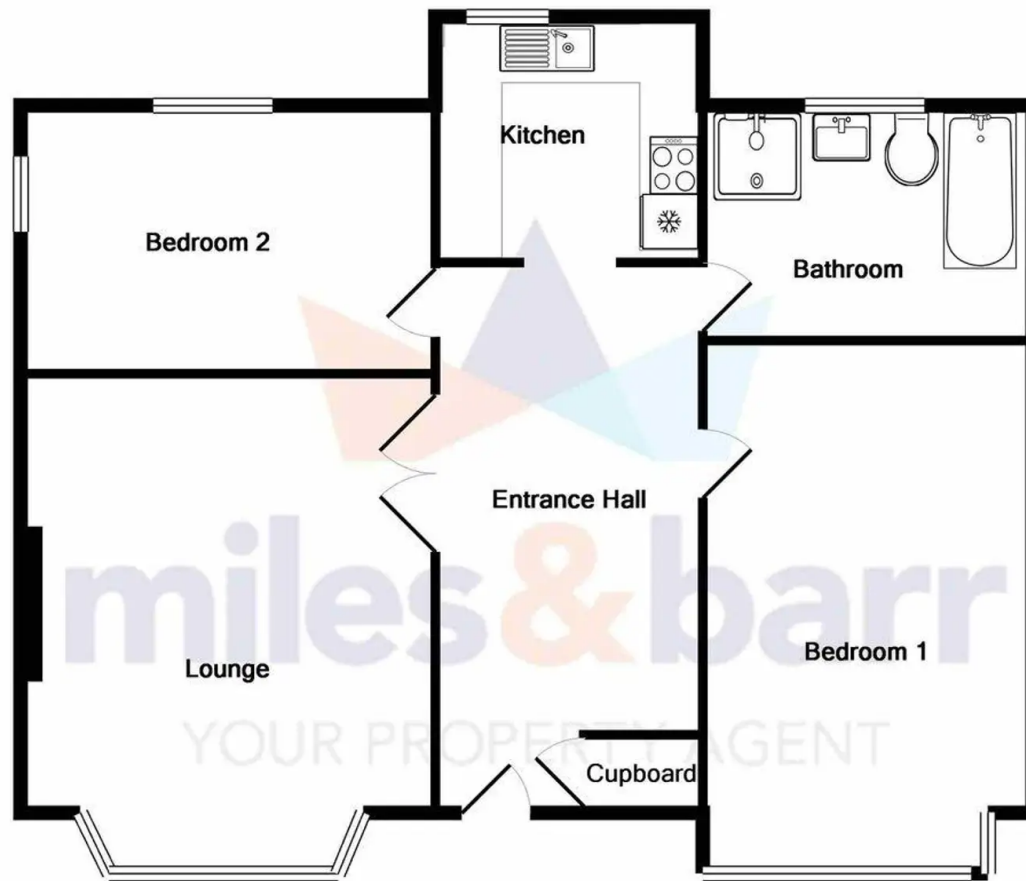
### Bedroom Two

Dimensions: 4.45m x 2.64m (14'7 x 8'8).

### Bathroom

Dimensions: 3.45m x 2.03m (11'4 x 6'8).





Total Approx. Floor Area 80.8 Sq.M. (869 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only

## Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)