



43a Cheriton High Street, Folkestone

Offers in Region of £199,995



**ANDREW & CO**  
ESTATE AGENTS



## 43a Cheriton High Street

Folkestone, Folkestone

Offers in the region of £199,995. Stunning 3-bed maisonette offers spacious living with en-suite, modern kitchen/diner and views of Kent South Downs. Conveniently located for schools, transport, and shops. Ideal for buyers seeking comfort and style. Schedule a viewing today!

Tenure: Share of Freehold

- OFFERS IN REGION OF £199,995
- THREE BEDROOMS
- LOVELY NEW KITCHEN
- EN-SUITE TO MAIN BEDROOM
- CLOSE TO LOCAL SCHOOLS, TRANSPORT LINKS AND SHOPS
- VIEWINGS RECOMMENDED
- SHARE OF FREEHOLD
- EPC RATING "D"



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## ENTRANCE PORCH/HALL

3' 3" x 4' 1" (0.99m x 1.24m)

UPVC double glazed frosted door to the side of the property opening to entrance hall with vinyl flooring, storage cupboard under the stairs. Downstairs entrance hall leads up to first floor where the entrance hall for this flat continues.

## GROUND FLOOR ENTRANCE HALL

11' 11" x 3' 6" (3.64m x 1.06m)

Stairs to first floor landing with carpeted floor coverings and UPVC double glazed window on half landing.

## FIRST FLOOR ENTRANCE HALL

20' 3" x 5' 5" (6.16m x 1.65m)

Carpeted floor coverings, radiator, stairs to second floor landing with cupboard underneath and cupboard on landing for storage. Doors to:-

## LOUNGE

14' 10" x 14' 4" (4.53m x 4.37m)

UPVC double glazed bay window to the front of the property and separate UPVC double glazed window to the side of the bay. Laminate wood flooring, radiator and feature fireplace.

## KITCHEN/DINING ROOM

14' 0" x 14' 8" (4.27m x 4.47m)

UPVC double glazed window to the side of the property, vinyl flooring and cupboard housing the boiler. Newly fitted kitchen only 18 months old with matching wall and base units, stainless steel sink, electric hob, fan oven, extractor fan, radiator, integrated dishwasher, integrated fridge and integrated freezer. There is space for a washing machine and tumble dryer.



## **BEDROOM**

10' 0" x 7' 3" (3.05m x 2.21m)

UPVC double glazed window to the front of the property with lovely views out to the South Downs. Laminate wood flooring and radiator.

## **BATHROOM**

5' 8" x 6' 6" (1.73m x 1.99m)

Internal room with vinyl flooring and part-tiled walls.

Comprising of bath with shower over the bath, pedestal hand basin, close couple w/c, heated towel rail and extractor fan.

## **SECOND FLOOR LANDING**

5' 4" x 8' 11" (1.62m x 2.72m)

Carpeted floor coverings, loft hatch and doors to:-

## **BEDROOM**

12' 1" x 14' 1" (3.69m x 4.30m)

UPVC double glazed window to the rear of the property, laminate wood flooring, in-built wardrobes, radiator and door to:-

## **EN-SUITE**

5' 7" x 5' 7" (1.70m x 1.70m)

Internal room with walk-in shower, close coupled w/c, pedestal hand basin, vinyl flooring, heated towel rail, extractor fan built into the light and part-tiled walls.

## **BEDROOM**

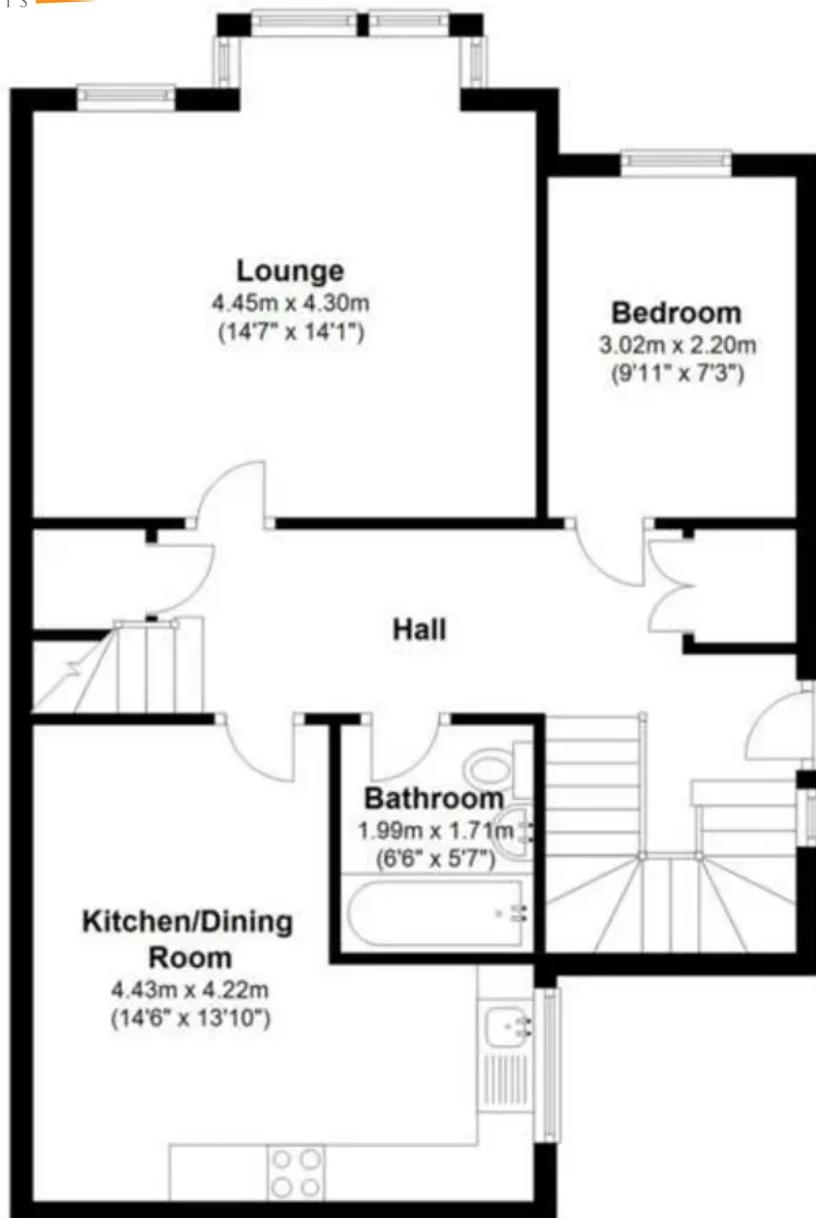
14' 4" x 11' 11" (4.38m x 3.62m)

UPVC double glazed window to the front of the property with lovely views out towards the South Downs, exposed wooden floorboards and radiator.



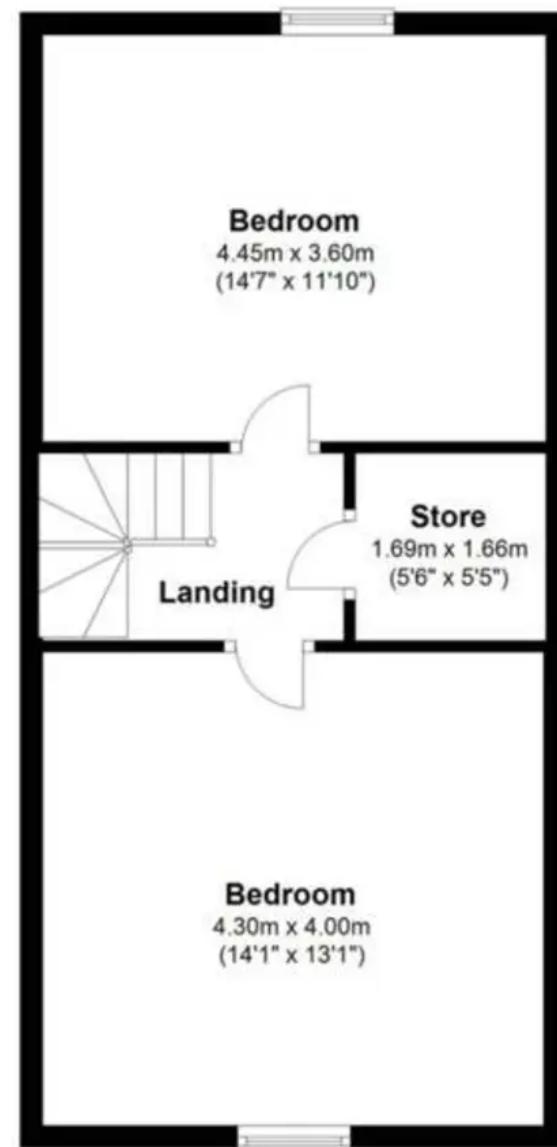
## First Floor

Approx. 60.4 sq. metres (650.4 sq. feet)



## Second Floor

Approx. 41.5 sq. metres (446.2 sq. feet)



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.