



Harbour Way, Folkestone

Guide Price £170,000



  
**ANDREW & CO**  
ESTATE AGENTS



## 93 Harbour Way

Folkestone

Inviting 2-bed ground floor flat for Guide Price £170,000 - £190,000. Open plan kitchen/diner, spacious living room, skylights and storage options in bedrooms, two toilets and low maintenance rear garden. Prime location near seafront and amenities, chain-free sale, permit parking available.

Council Tax band: A

Tenure: Share of Freehold

- GUIDE PRICE £170,000 - £190,000
- TWO BEDROOM GROUND FLOOR FLAT
- OPEN PLAN KITCHEN/DINER
- CHAIN FREE SALE
- LOW MAINTAINCE REAR GARDEN
- PERMIT PARKING
- CLOSE TO HARBOUR SEAFRONT, BUS ROUTES AND AMENITIES
- EPC RATING "C"

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### ENTRANCE HALL

6' 2" x 3' 3" (1.87m x 0.99m)

Wooden glazed front door down the side of the property. Entering into the property into the entrance hall there is vinyl flooring, entrance mat, radiator and doors to:-

### DINING AREA

13' 3" x 8' 7" (4.03m x 2.62m)

Open plan into kitchen. Dining area has vinyl flooring, wooden double glazed doors out to the decked patio, radiator, integrated fridge and freezer. Open plan to:-

### KITCHEN

9' 0" x 6' 7" (2.74m x 2.01m)

Open plan to the Dining Area. Kitchen comprises of wooden double glazed window to the side of the property, matching wall and base units, integrated fan oven, gas hob with extractor fan and a fridge. Space for free-standing washing machine. Cupboard housing combi-boiler and vinyl flooring.

### LOUNGE

16' 0" x 11' 5" (4.88m x 3.49m)

Wooden double glazed sashed windows to the front of the property, laminate wooden flooring, large storage cupboard under the stairs, radiator and feature brick built arch where original fireplace was located.

### INTERNAL HALL

11' 9" x 2' 7" (3.59m x 0.79m)

Wooden double glazed window to the side, vinyl flooring, radiator and doors to:-



**BEDROOM**

11' 3" x 6' 11" (3.44m x 2.11m)

Wooden double glazed window to the side and Velux skylight window, carpeted floor coverings, high level storage and a radiator.

**BEDROOM**

9' 6" x 7' 10" (2.89m x 2.40m)

Wooden double glazed window to the side and Velux skylight window, carpeted floor coverings, radiator and large eves storage. Door to:-

**DRESSING ROOM AREA**

6' 2" x 5' 1" (1.87m x 1.54m)

Internal room with vinyl flooring, radiator, hanging and shelf space. Door to:-

**w/c**

4' 10" x 3' 2" (1.48m x 0.97m)

Wooden double glazed frosted window to rear of the property, close coupled w/c, small hand basin, extractor fan, heated towel rail and vinyl flooring.

**BATHROOM**

Wooden double glazed window to the side with a bath and shower over the bath, close couple w/c hand basin and heated towel rail.



**Ground Floor**

Approx. 63.9 sq. metres (687.5 sq. feet)



Total area: approx. 63.9 sq. metres (687.5 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.