



Flat 4, Dudley Court, 2-4 Trinity Crescent

Guide Price £320,000

Skippers

Flat 4

Dudley Court, Folkestone

Located in the desirable conservation area just a step away from the Leas coastal path, this raised ground floor flat offers elegant spacious accommodation including two well appointed bedrooms. Boasting a spacious layout, this property features two well-appointed bedrooms, a large communal garden, roof, and cellar storage. With a long lease in place, this residence is ideal for those seeking comfortable living in a convenient West End location. Enjoy short walks to Folkestone Town, Station, and Seafront, making this property a hub of convenience and accessibility. Guide price of £320,000 – £330,000 this apartment presents a fantastic investment opportunity for buyers looking to settle in a vibrant and sought-after neighbourhood.

Outside, residents can unwind in the large rear communal garden surrounded by well-established plants and trees, offering a peaceful retreat right at their doorstep. Permit parking is readily available at the front of Dudley Court on Trinity Gardens, providing hassle-free parking solutions for residents and guests. Don't miss your chance to own this idyllic property with a perfect blend of urban convenience and serene outdoor space tailored for comfortable living.

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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Communal Entrance Hall

Entrance into the building is via a few steps to the front of the property. There is an entry phone system to the property. Walk in to the entrance hall and Flat 4 is on this level.

Entrance Hall

15' 1" x 10' 7" (4.60m x 3.22m)

Solid wooden glazed door to the flat with an L-shaped entrance hall, Karndean flooring, coving and designer radiator. Doors to:-

Lounge / Dining

21' 2" x 15' 2" (6.45m x 4.63m)

Lovely wooden sash bay windows to the rear of the property overlooking the communal garden. Lovely feature original fireplace with two designer radiators, under floor heating, bay window bench seat and coving. Door to:-

Kitchen

10' 8" x 10' 4" (3.25m x 3.14m)

UPVC double glazed window to the rear of the property with matching wall and base units, gas hob, fan oven, extractor fan and sink. The kitchen also has a breakfast bar area, pantry cupboard and wall mounted boiler. Door to:- Communal area and entrance to the communal garden.

Internal Hall

6' 9" x 2' 9" (2.05m x 0.84m)

Karndean flooring with doors to:-

Bedroom

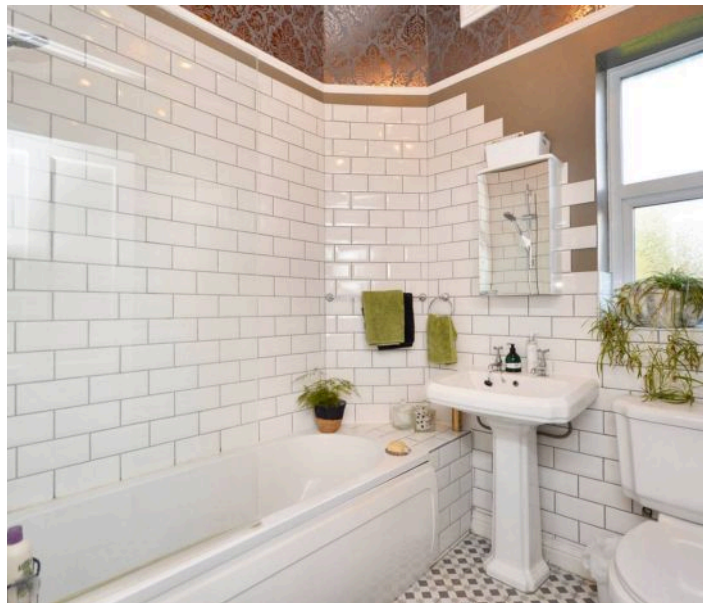
16' 0" x 12' 2" (4.88m x 3.71m)

Wooden sash bay windows to the rear of the property overlooking the garden, newly laid carpeted floor coverings, feature fireplace, coving and a radiator.

Bedroom

9' 10" x 8' 0" (3.00m x 2.45m)

Wooden glazed window to the rear of the property with newly laid carpeted floor coverings, two built in wooden wardrobes and a radiator. Flexible layout as office or bedroom



COMMUNAL GARDEN

Large rear communal garden with well established plants and trees to the rear of the garden.

PERMIT

1 Parking Space

Permit parking to the front of Dudley Court on Trinity Gardens.





Ground Floor

Approx. 72.8 sq. metres (784.0 sq. feet)



Total area: approx. 72.8 sq. metres (784.0 sq. feet)



Skippers Estate Agents Cheriton/Folkestone

30 High Street, Cheriton - CT19 4ET

01303 279955

cheriton@skippers-ea.co.uk

skippers-ea.co.uk

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