



**30 St. Marys Close, Etchinghill - CT18 8NX**

Fixed Price **£199,500**

Approximate Gross Internal Area (Excluding Shed / Office) = 66 sq m / 710 sq ft  
Shed / Office = 4 sq m / 43 sq ft

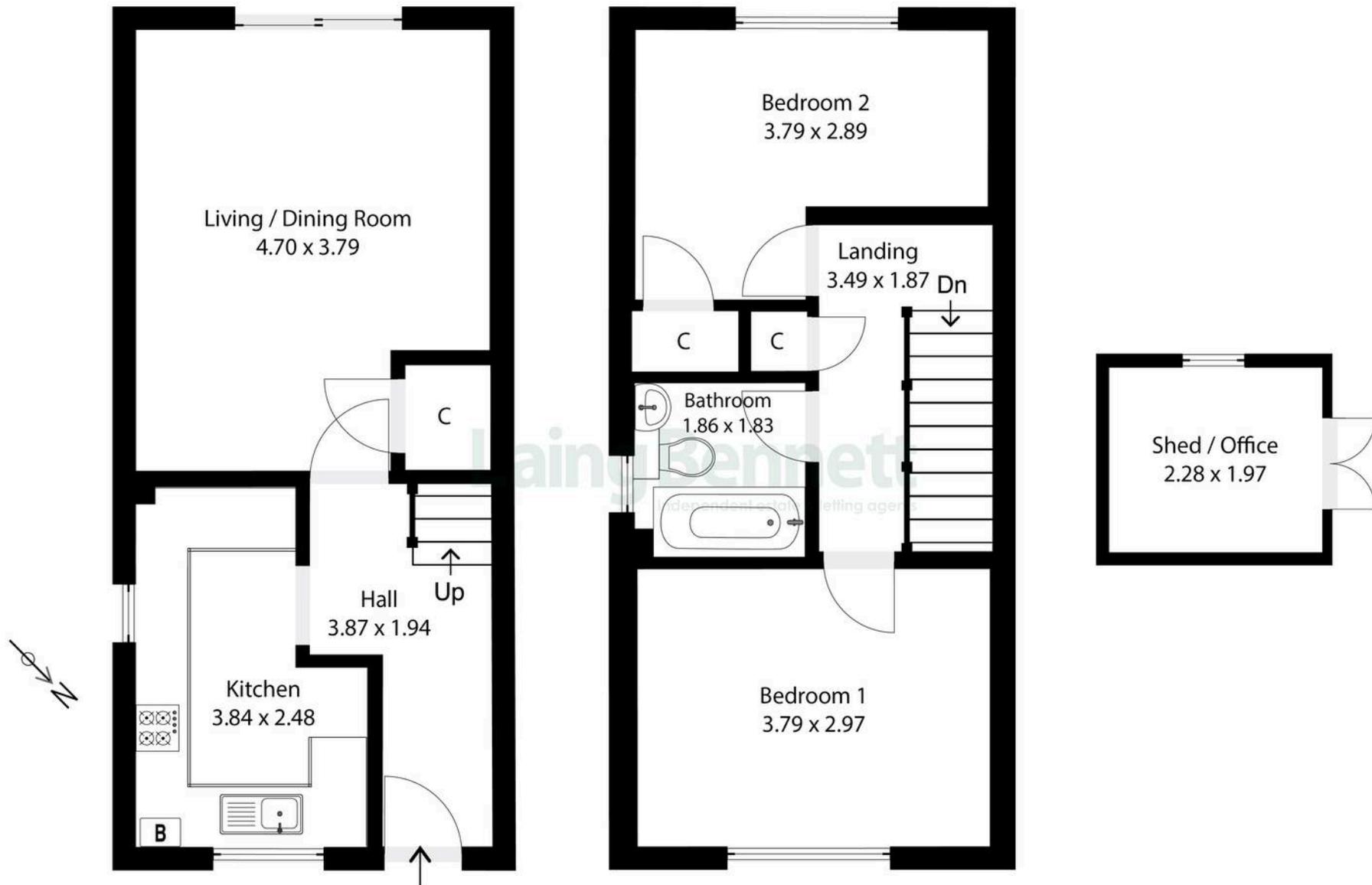


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.  
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## 30 St. Marys Close

Etchinghill, Folkestone

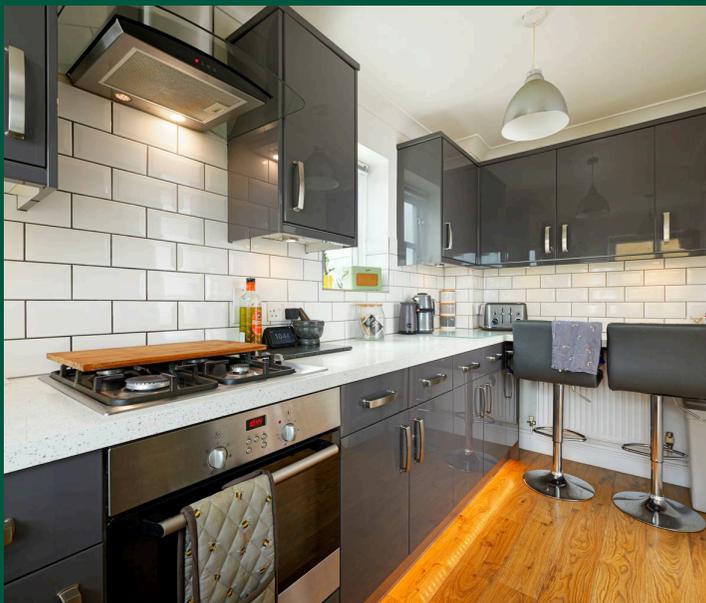
The fixed price of £199,500 is for a 70% share of the total market value of £285,000. This wonderful two-bedroom semi-detached home features an inviting entrance hall, a stylish modern kitchen with breakfast bar, and a spacious living/dining room with sliding glazed doors opening onto the garden. The first floor offers two well-proportioned bedrooms and a contemporary bathroom with a bath and overhead shower. Outside, the property benefits from a paved off-road parking for 2 cars, a landscaped rear garden that includes a patio area, lawn, pergola seating area, mature tree and shrub borders. Situated at the end of a cul de sac in the sought after village of Etchinghill and within walking distance of the popular Gatekeeper pub and countryside walks. The shared ownership monthly payments are more affordable than most due to English Rural being a charity. From April 2026 the rent is approximately £90pm.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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**Laing Bennett**

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