



**2 Balfour Court Sandgate Road, Folkestone - CT20 2LJ**

Guide Price **£375,000**

Approximate Gross Internal Area (Excluding Veranda) = 97 sq m / 1044 sq ft

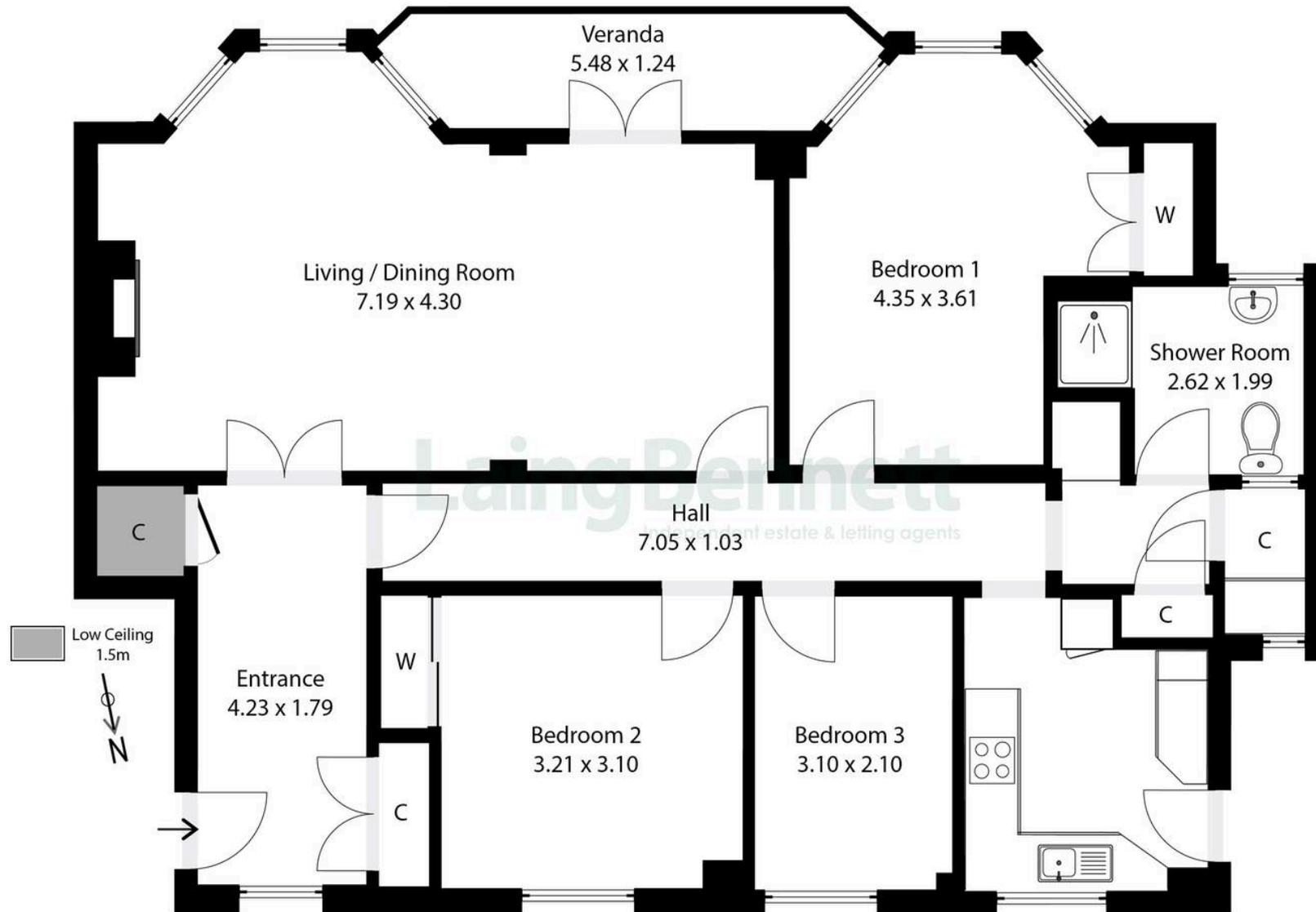


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.

Not to scale. Outbuildings are not shown in actual location.

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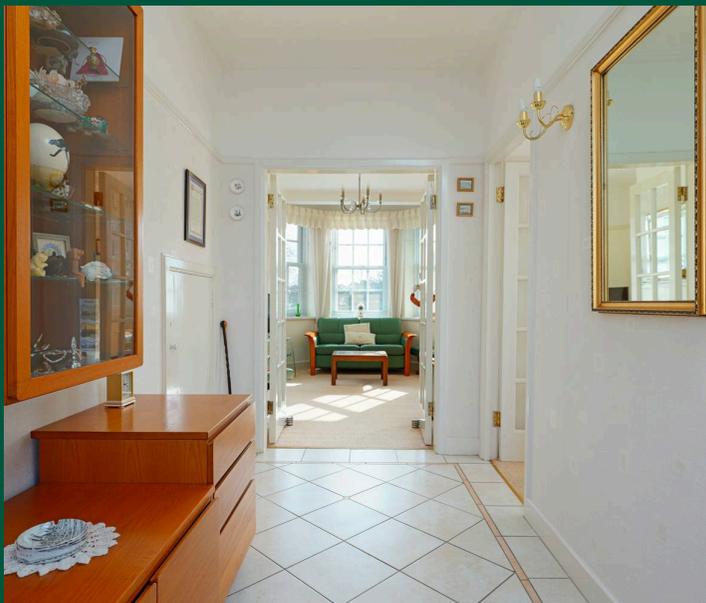
## 2 Balfour Court Sandgate Road

Folkestone, Folkestone

This **well-presented ground floor three-bedroom apartment** forms part of an impressive and highly sought after building, ideally positioned close to the **Leas Promenade** and within easy reach of the town centre. The apartment offers **generous, light-filled accommodation** with an excellent sense of space throughout. An inviting entrance hall with cloak cupboard leads to the **spacious living/dining room**, featuring an attractive gas fireplace with contemporary surround, a deep bay window and French doors opening onto a **veranda overlooking the attractive communal gardens**. The principal bedroom also enjoys a deep bay window with pleasant garden views, while **two further bedrooms** provide flexible accommodation for guests, family or a home office. The **stylish and thoughtfully designed kitchen** combines practicality with modern convenience and provides access to a lobby with an additional storage cupboard and door to outside. A **large contemporary shower/wet room** completes the accommodation. The apartment further benefits from **excellent storage**, including a useful utility cupboard with space for a washing machine and tumble dryer and an external store. Additional advantages include **a share of the freehold, a long lease, and available parking**, making this an appealing home in a prime coastal location. No chain.

Council Tax band: C

Tenure: Share of Freehold





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