

**Laing Bennett**  
INDEPENDENT ESTATE & LETTING AGENTS

The Garden Flat, 17 Castle Hill Avenue, **Folkestone**, Kent, CT20 2TD

**Guide Price** £289,995

**EPC RATING = D**

**Recently  
Renovated**

A stunning lower ground floor apartment occupying the lower level of this charming period residence. The accommodation comprises: spacious reception/dining hall, living/dining room, newly fitted kitchen, three double bedrooms, bathroom, separate WC and two storage rooms. Outside: there is a covered outside space. The property is located on the corner of 'Castle Hill Avenue' and 'Bouverie Road West' close to a parade of shops known as 'the village' and town centre. Folkestone Central railway station and the Lees promenade are a short distance away. No forward chain. EPC RATING = D



#### **Situation**

The property is located in 'Castle Hill Avenue' in the town of Folkestone. The town centre offers amenities including: large supermarkets, independent shops, library, primary and secondary schools and leisure facilities. Mainline railway station with High Speed service to London Stratford and St Pancras stations with an Approx. journey time of 53 minutes. This property is also in easy reach of Folkestone Sands. Close to the M20 and Channel Tunnel

#### **Lower ground floor**

##### **Own entrance**

Steps to the side of the building leading down to a covered entrance area | Outside storage cupboard | Outside water tap | Entrance door leading to:

##### **Entrance porch**

Opaque glazed windows sides of the door | Tiled flooring | Radiator | Telephone point | Glazed door with matching side panels, opening to:

##### **Reception hall and dining hall 22'10" x 7'10" (6.96m x 2.39m)**

A 'T' shaped hall with large reception hall area and dining hall area | Radiators | Spotlighting | V-groove laminate flooring | Doors to:

##### **Cloakroom/WC**

Opaque casement window | Low level WC | Wash hand basin | V-groove laminate flooring

##### **Living/dining room 21'1" x 14'6" (6.43m x 4.42m) into bay**

Front aspect | Sash windows into bay with French doors opening out | Views over communal gardens | Chimney breast | Two radiators | V-groove laminate flooring | Decorative arch opening to:

##### **Kitchen 11'10" x 7'7" (3.61m x 2.31m)**

Newly fitted kitchen with cream fronted units | Woodblock effect work surface incorporating stainless steel sink and drainer | Built in electric oven | Four ring gas hob and extractor canopy over | Attractive white wall tiling with coloured grout | Wall cabinets | Space and plumbing for a washing machine and slimline dishwasher | Side aspect with sash windows looking onto the communal gardens with attractive iron grates | Wood flooring | Doorway to:

##### **Utility room 7'7" x 5'10" (2.31m x 1.78m)**

Tiled flooring | Extractor fan | Cupboard housing "Glow-worm" combination boiler

**Bedroom one 19'5" x 12'5" (5.92m x 3.78m)**

Side aspect | Double glazed windows into bay looking out onto communal gardens | Chimney breast | Radiator | Newly carpeted

**Bedroom two 12'1" x 10'2" (3.68m x 3.10m)**

Front aspect | Large sash window looking onto communal gardens | Radiator | Newly carpeted

**Bedroom three 14'2" x 10'2" (4.32m x 3.10m)**

Side aspect | Large sash windows into bay with French doors leading out to surrounding courtyard | New carpet to be fitted | Radiator

**Bathroom**

Newly installed bathroom with a white suite comprising: low level WC, pedestal wash hand basin and bath with shower attachment | Part wall tiling | Floor tiling | Storage cupboard | Extractor fan | Radiator

**Storage rooms**

Off the reception hall there are two small storage rooms one off the other | Wall lights | Newly fitted carpet | Extractor fan

**Outside**

**Courtyard and communal gardens**

This property benefits from an enclosed courtyard/outside space running around the front and left hand side of the building, this area is covered with arched openings looking onto communal gardens | This area although narrow provides space for standing pots and a small table and chairs

**Lease**

We understand the property comes with a new 999 year lease and a share of Freehold

**Service charge**

TBC

**Council Tax** Band C (Shepway District Council)

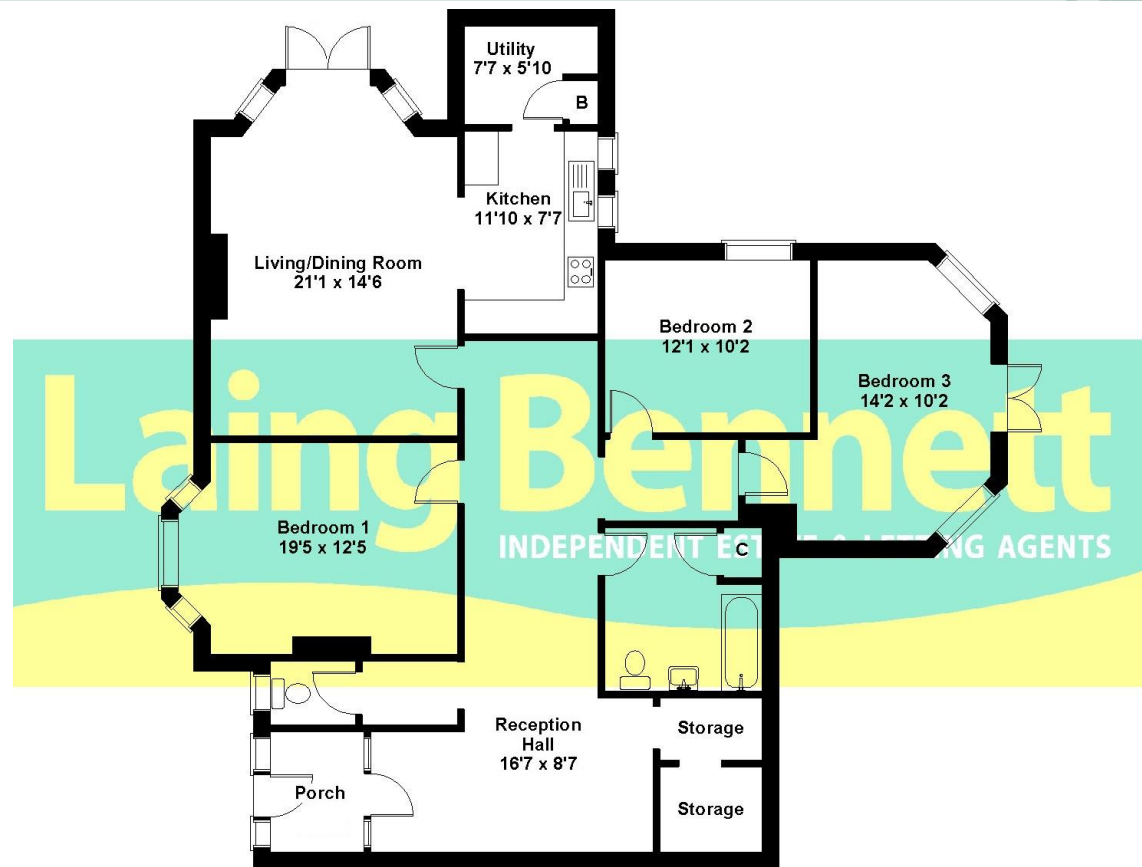
**Drainage** Mains drainage

**Heating** Gas

**Tenure** LH+ShareFH

**Postcode** CT20 2TD

**Viewings** Strictly by appointment only - Property Reference LB2\_000321



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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## Need to Book a Viewing?

If you would like to view this property please contact our Hythe branch on 01303 264846 or [hythe@laingbennett.co.uk](mailto:hythe@laingbennett.co.uk)

## Directions

For directions to this property please contact us

## Hythe

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			81
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) A			
(81-91) B			79
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	