



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



**1 GRAND COURT,
EARLS AVENUE, FOLKESTONE**

**£325,000 Leasehold
To Include A Share In The Freehold**

Enviably situated in an exclusive West End location, a beautifully appointed upper ground floor apartment enjoying spacious accommodation including a generous living space with south/west facing balcony enjoying views to The Leas and the sea, well fitted kitchen and 3 bedrooms. EPC D



1 Grand Court, Earls Avenue, Folkestone, Kent CT20 2EU

**Communal Entrance Hall, Entrance Hall, Sitting/Dining Room, Balcony, Kitchen,
Three Bedrooms, Bathroom, Separate W.C.,
Basement Storage**

DESCRIPTION

Grand Court is a highly regarded block of just nine apartments in a prestigious West End location, seconds from The Leas, a pleasant walk from the beach and a level walk to Folkestone Central.

This upper ground floor apartment, which is offered for sale with the benefit of no onward chain, offers fully refurbished, light and airy accommodation which is of particularly comfortable proportions. This includes an entrance hall with ample storage, a generous living space flooded with light from the large west facing picture window and south facing door which opens to a pleasant balcony from where you can enjoy a beautiful vista over The Leas and of the sea. There is a smartly fitted kitchen, three very comfortable bedrooms, a bathroom and a separate W.C.

On street parking is readily available with a residents permit, the property also benefits from a basement store.

SITUATION

Earls Avenue is a particularly sought after location leading to The Leas Promenade and Shorncliffe Road which provides direct access to Folkestone West Mainline Station. The property is situated within Folkestone's sought after West End approximately 1 mile from Folkestone town centre and a short, level walk from Folkestone Central Station where the High Speed Link to London, St Pancras is available (journey times of under an hour). The picturesque Leas Promenade is moments away from where access can be gained to the coastal path at the foot of The Leas which can be followed all the way to Folkestone Harbour with the recently revitalised Harbour Arm with champagne bar, restaurants, cafes and live music. The vibrant village of Sandgate with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants is a little further where the long stretches of shingle beach and sailing club can be found by meandering down one of the pretty lanes or alleyways from the high street. The Cinque Ports Town of Hythe with its bustling High street and Waitrose, is approximately 5 miles away to the west.

There is a variety of sporting facilities available along the coast, including rowing and sailing clubs, cricket, squash and bowls clubs. There are also a choice of golf courses in the immediate vicinity together with the Hotel Imperial Leisure Centre. The High Speed Rail Link service to London, with a journey time to St Pancras of less than an hour, is available at Folkestone West Station and Ashford International (16 miles). The M20 motorway network and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) are about 1 and 3 miles distant respectively.

The accommodation comprises:

COMMUNAL ENTRANCE HALL

Door to:-

ENTRANCE HALL

Access to shelved storage cupboard and to built-in fridge freezer, polished woodblock parquet flooring, entry phone, doors to:-



BEDROOM 2

Double glazed window to front, coved ceiling, polished woodblock parquet flooring, radiator.

BEDROOM 3

Double glazed window to rear, coved ceiling, polished woodblock parquet flooring, radiator.

BEDROOM 1

Double glazed window to front, access to built-in cupboard, coved ceiling, polished woodblock parquet flooring, radiator.

CLOAKROOM

Low level WC, wall hung wash basin, part tiled walls, obscured double glazed window to rear.

BATHROOM

P ended shower bath, wall hung wash basin with mixer tap and vanity drawer below, obscured double glazed window, heated towel rail.

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine and slimline dishwasher, recess housing Logik dual fuel range cooker with extractor hood above, square edged woodblock worksurfaces inset with stainless steel sink and drainer unit with mixer tap, coordinating upstands, cupboard housing gas boiler, double glazed window to side, serving hatch to sitting/dining room, coved, ceiling, radiator.

SITTING/DINING ROOM

Double glazed windows to front and side with views towards the sea, serving hatch to kitchen, two radiators, coved ceiling, polished woodblock parquet flooring, double glazed door to:-

BALCONY

Well enclosed, stone paved and enjoying views of the sea.

LEASE DETAILS

We understand that the apartment has the remainder of a 999 year lease which commenced circa 1968. Although a share of the freehold is included in the sale.

SERVICE CHARGE

We are advised that the annual service charge is circa £1792.88 PA (payable in 2 instalments).

EPC Rating Band D

COUNCIL TAX

Band C approx. £2081.45 (2024/25)
Folkestone & Hythe District Council.

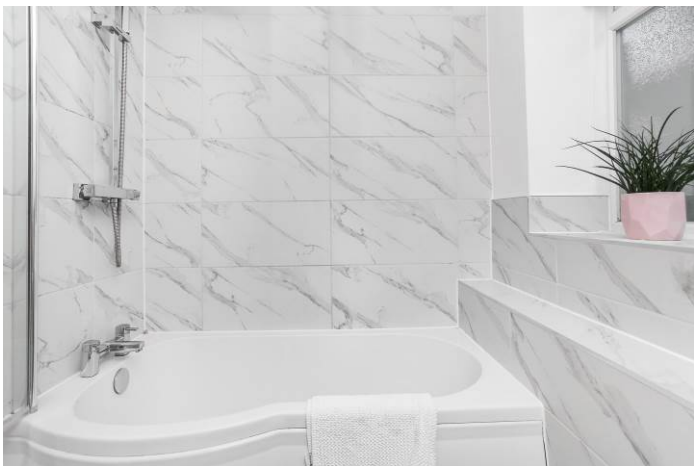
VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

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Grand Court, Folkestone, CT20

Approximate Gross Internal Area = 72.8 sq m / 784 sq ft

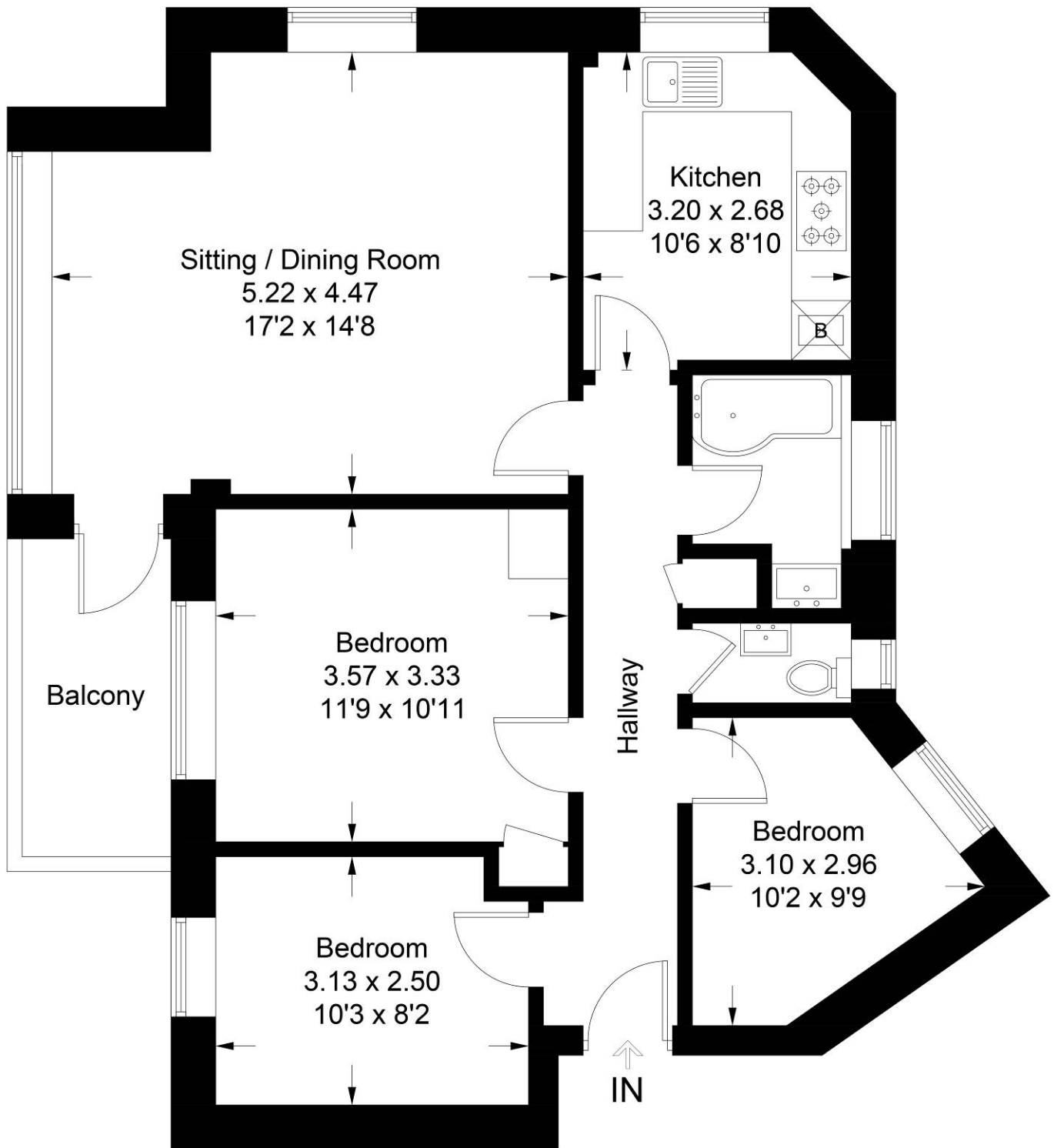


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