



**WHITECLIFFS, THE LEAS,  
FOLKESTONE**

**£170,000 Short Lease**

**\*MOTIS ESTATES ARE PROUD TO OFFER THIS TWO BEDROOM APARTMENT, DIRECTLY ON THE LEAS WITH DIRECT SEA VIEWS, FOR SALE IN WHITECLIFFS\*.**



# Whitecliffs, The Leas Folkestone CT20 2DT

**DIRECT SEA VIEWS , SHORT LEASE , BALCONY , PARKING  
AVAILABLE , CLOSE TO TOWN CENTRE , NO CHAIN**

## Description

This excellent refurbishment opportunity comprises a two bedroom ground floor apartment within the purpose built Whitecliffs development fronting The Leas Promenade and with some unobstructed south facing views across the English Channel from the Living Room and Balcony.

Whitecliffs is in a most convenient town centre location and there are High Speed rail services nearby for Ashford and London (57 minutes).

The accommodation comprises:- Communal Entrance Hall and front door to:-

RECEPTION HALL 18'0" x 5'6" approx. (5.49m x 1.68m) Having door entry phone, built-in cupboard, glazed door and screen through to:-

LOUNGE/DINING AREA 20'0" x 17'3" max. (6.10m x 5.26m) Having four wall lights, night storage heater, almost full width sliding UPVC patio doors through to:-

BALCONY 17'0" x 8'9" (5.18m x 2.67m) Partially covered with folding canopy and having a lovely outlook to The Leas Promenade and English Channel

KITCHEN 9'6" x 7'0" (2.90m x 2.13m) An internal room having single drainer stainless steel sink, rolled worktops to three sides with decorative cupboards and drawers under and matching range of wall cupboards, space with gas point for cooker with extractor hood, glazed serving screen, lagged hot water tank and immersion heater, three double power points.

BEDROOM ONE 13'6" x 10'3" (4.11m x 3.12m) Having night storage heater, corner shower cubicle with Mira fitment, wardrobe cupboard.

BEDROOM TWO: 11'0" x 6'8" (3.35m x 2.03m) Having built in cupboard.

BATHROOM: Having panelled bath, pedestal basin, separate W.C. fully tiled and having low level suite.

COUNCIL TAX: Band D. LEASE: 96 years from 1979. GROUND RENT: £360 per annum. SERVICE CHARGE: Approximately £1,500 per annum.

AGENT'S NOTE: It is understood that under cover parking is available to rent subject to availability. The purchaser would have the statutory right to extend the lease under The Leasehold Reform Housing & Urban Development Act 1993 after two years of ownership at a premium to be agreed.

**Tenure** Short Lease

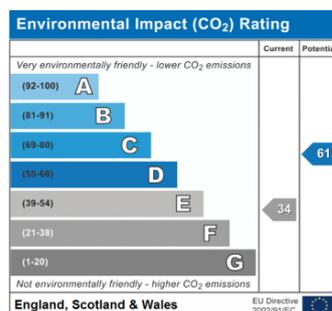
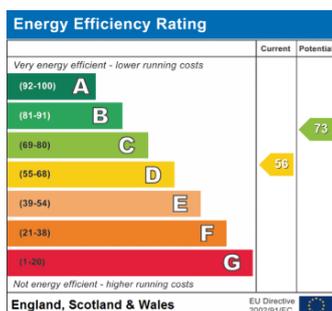
**Postcode** CT20 2DT

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_003561

## Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



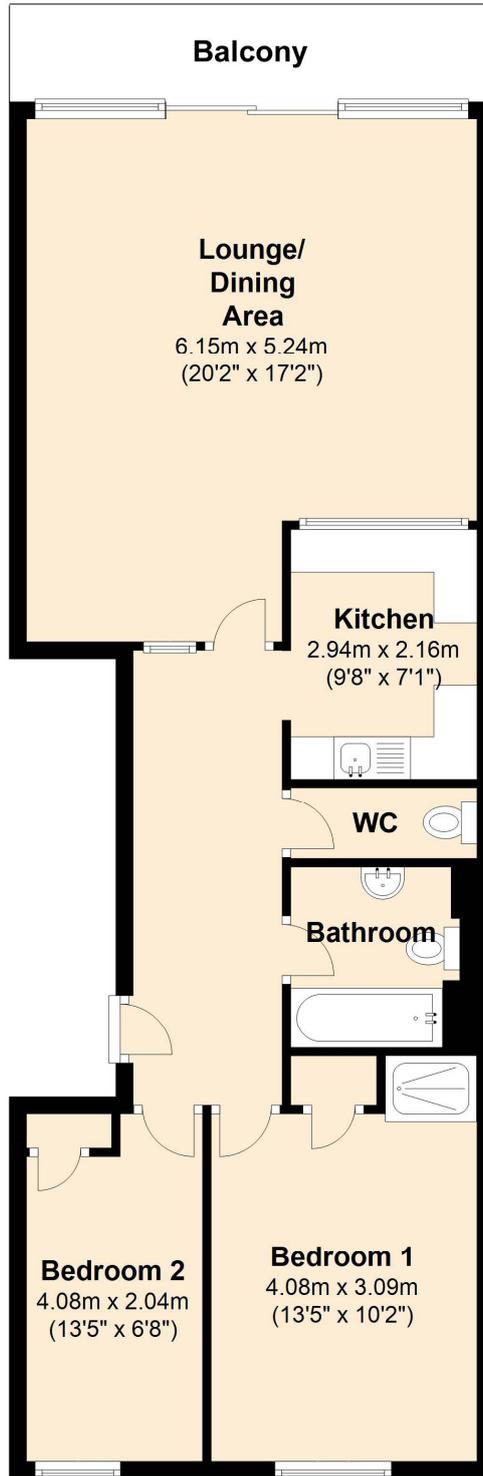






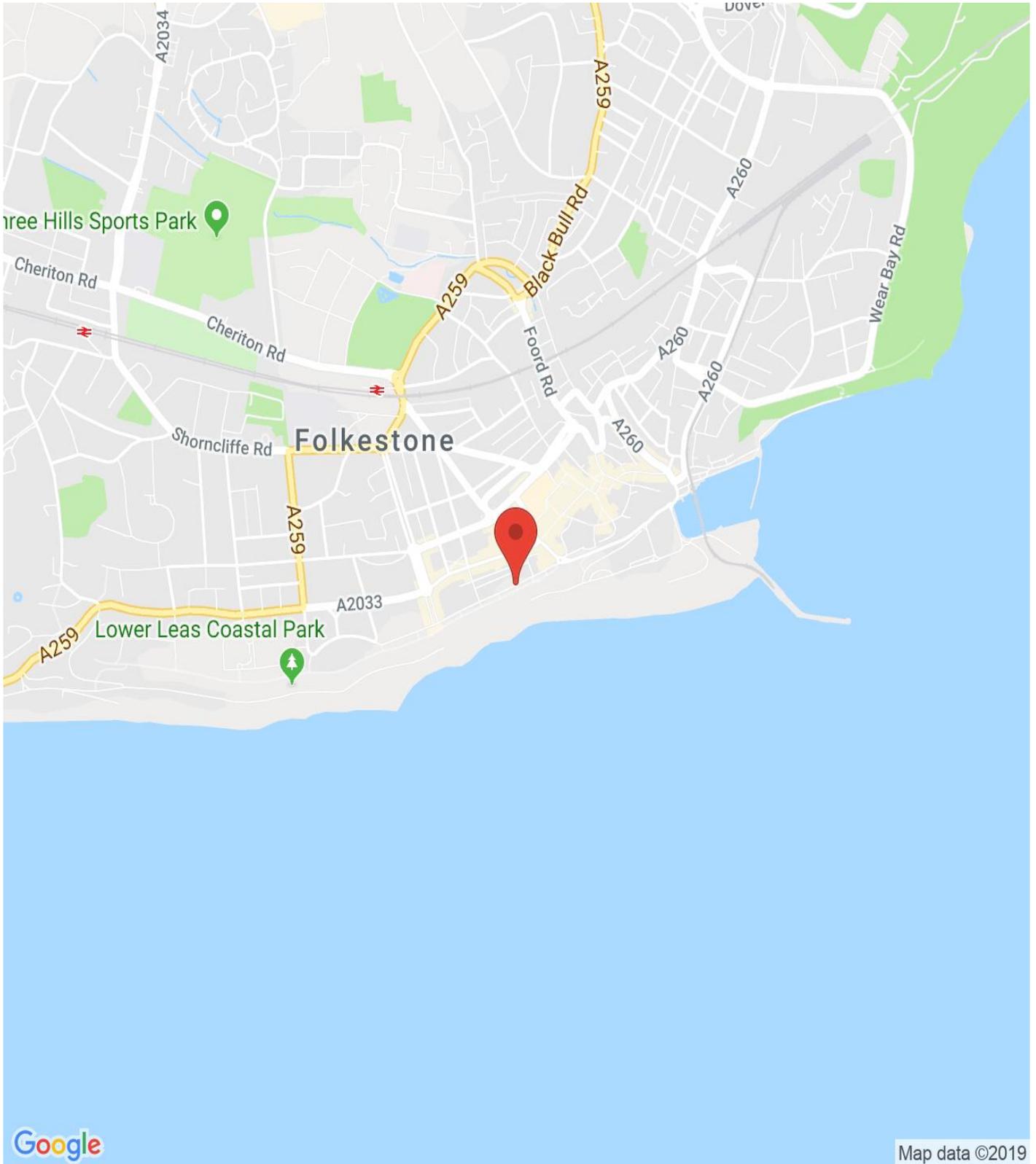
## First Floor

Approx. 75.6 sq. metres (813.7 sq. feet)



Total area: approx. 75.6 sq. metres (813.7 sq. feet)

This plan is for illustration purposes only and may not be fully representative of the property



**IMPORTANT NOTICE**

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

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