



HARVEY MANSIONS, 7-9 LANGHORNE GARDENS

£180,000 Leasehold

**STUNNING TWO BEDROOM FLAT IN CENTRAL
FOLKESTONE**

This unique property is located a short distance from the main shopping streets and the famous Leas promenade as well as Folkestone Central station.



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Motis Estates Ltd & Motis CS Ltd t/a Motis Estates inc. H Wald & Co
Directors: Patrick Hutley, David McComb, Kris Foster MRICS Consultant: Kim Clinch FRICS

Harvey Mansions, 7-9 Langhorne Gardens CT20 2EA

**TWO BEDROOM MAISONETTE , OPEN PLAN LIVING , EN-SUITE
BATHROOM TO MASTER , TOWN CENTRE LOCATION , TWO
COURTYARD GARDENS , TASTEFULLY DECORATED**

Description

Located in Langhorne Gardens in Folkestone's favourable West End, this stunning property is within easy reach of the town centre which offers a wide variety of high street shops and independent retailers as well as an array of restaurants and eateries. The Leas promenade provides views across the English Channel and the increasingly popular harbour area.

The property is situated at lower ground level and is accessed via steps down from street level. It is here that the maisonette shows off the first of its courtyard gardens. There are two front entrances to the property, both leading into the impressive open-plan living area which features a spacious lounge and dining room as well as a beautiful fitted kitchen. From here, the property leads through to a small hallway, with doors to the bathroom and bedrooms. The bathroom has a Jacuzzi bathtub and is tiled. The master bedroom boasts a lovely bay with a door leading out as well as an en-suite shower room while the second bedroom is also a double. To the rear you will find another courtyard garden which is tiered and offers an ideal seating area.

Leasehold: 125 years

Charges: we understand the property has a combined ground rent and service charge of £1006 per annum

Call Motis Estates to arrange your viewing - 01303 212020

Tenure Leasehold

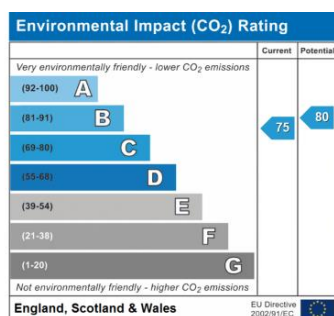
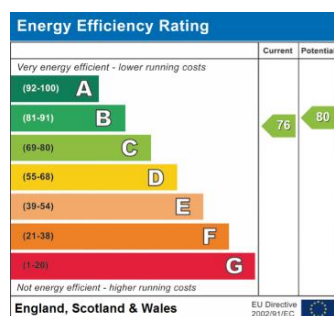
Postcode CT20 2EA

Viewings Strictly by appointment only -
Property Reference MOTIS_003684

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00

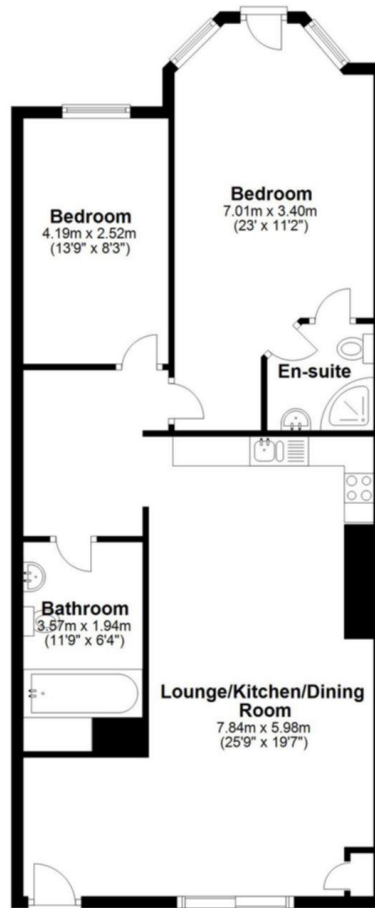








Lower Ground Floor
Approx. 83.5 sq. metres (898.3 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



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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