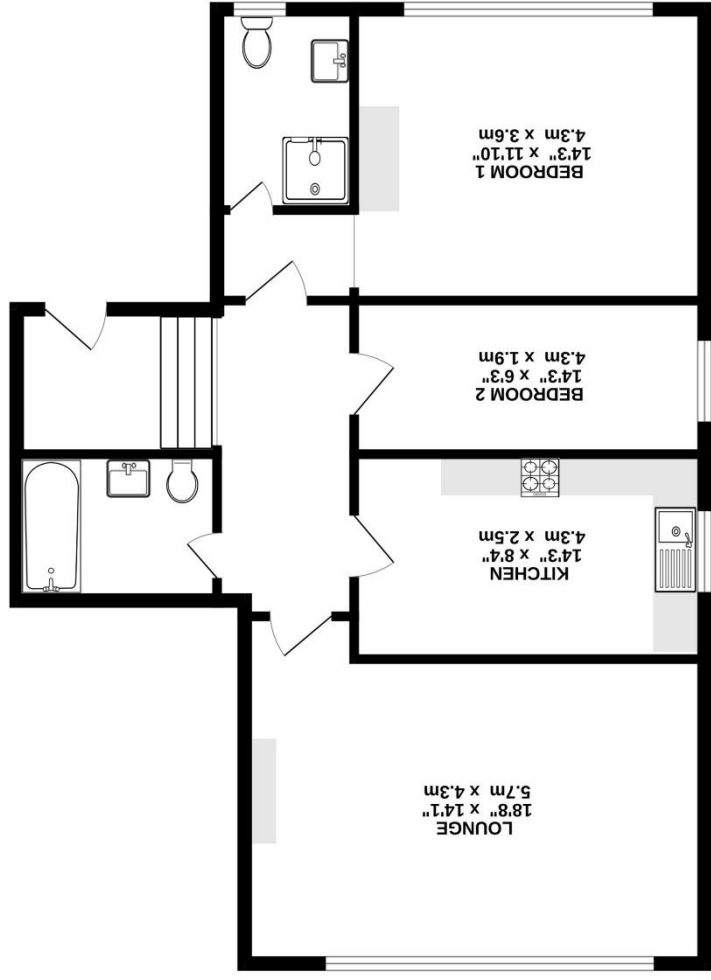


PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no guarantee is given. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency can be given.



1ST FLOOR
849 sq. ft. (78.8 sq.m.) approx.



Grimston Avenue, Folkestone

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Folkestone
CT19 4QJ

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£240,000

Leasehold

- Characterful & Spacious Two Bedroom Apartment
- En-Suite To Primary Bedroom
- No Chain
- Service Charge - £1,400pa
- EPC Rating D
- West End Location
- Overlooking Grimston Gardens With Private Access To Residents
- 107 Years Remaining On Lease
- Ground Rent - £100pa

Nestled in the charming West End location of Grimston Avenue, overlooking the private communal Grimston Gardens, this exquisite two-bedroom period apartment offers a delightful blend of classic elegance and modern convenience.

The property boasts high ceilings and original features, including period fittings and large windows that fill the space with natural light.

The spacious living area is of a very generous size and is perfect for relaxation or entertaining, while the well-appointed kitchen combines functionality with style, providing ample space for cooking and entertaining. Both bedrooms are a great size, with the primary bedroom benefiting from en-suite facilities, with a further main bathroom servicing the second bedroom. A spacious and characterful split-level hall connects each room of the property with plenty of space to store shoes and coats.

The apartment is ideally located just a short stroll from Folkestone's vibrant town centre, with its array of shops, cafes, and restaurants, as well as the picturesque coastline and beautiful parks accessible from The Leas, which is also just a short walk away. The property also benefits from direct views over Grimston Gardens, which offers private access to residents. This residence truly captures the essence of period charm while providing the comforts of contemporary living within Folkestone's highly desirable West End —an ideal home for those seeking a unique lifestyle in a beautiful coastal setting.

