



The Leas, Folkestone





Penthouse, Flat 1
The Leas
Folkestone
Kent
CT20 2DR



Description

Top Floor Penthouse

External

- Via Lift to Private Entrance
- Hallway
- Lounge
23'2 x 13'5
(7.06m x 4.09m)
- Dining Room
23'2 x 18'8
(7.06m x 5.69m)
- Kitchen
11'5 x 10'2
(3.48m x 3.10m)
- Master Bedroom
15'1 x 14'10
(4.60m x 4.52m)
With built-in wardrobes
- En-suite Bathroom
- Bedroom
13'1 x 11'6
(3.99m x 3.51m)
- Bedroom
11'6 x 8'1
(3.51m x 2.46m)
- Shower Room

- Two Private Roof Terraces

Note

- We have been informed by the Vendor that there is the option of a parking space in the basement. Further details available upon request.

Property

A stunning Penthouse situated in the sought after 'The Leas' in Folkestone. This rarely available Penthouse enjoys panoramic views of the whole of Folkestone, the seafront, harbour arm, English Channel and French coastline beyond.

Situated on the top floor of the building, the apartment is approached via one of two lifts and via a private door to the Penthouse which leads to an entrance hall with stairs to a set of double doors.

The apartment consists of a large open-plan lounge/diner, fitted kitchen and three bedrooms with the master bedroom benefiting from an en-suite bathroom and fitted wardrobes. There is also a shower room, large storage cupboard in the entrance hall, further storage cupboards in the hall and additional lobby with an emergency exit. The apartment boasts sea views from every room and externally has the choice of two private roof terrace's. No 1 The Leas is located in the heart of Folkestone town centre and The Leas promenade, Folkestone's unique clifftop promenade designed in the mid 1800's by Decimus Burton who also worked on buildings and gardens at London Zoo and Kew Gardens, it includes magnificent buildings, squares and gardens.

There is a bandstand where events take place during the Summer and below is the Coastal Park which includes walking/cycling trails, an amphitheatre and a large children's play area. To get from The Leas to sea level there are a number of walking routes or you take a ride on the Leas Lift.

Folkestone Central railway station is close by providing a high-speed rail service to London and there is easy access onto the M20 Motorway and Channel Tunnel terminal providing access to the Continent.



Our Time Here

There were so many factors that drew us to this property, but the stunning panoramic views were certainly the top of the list. The windows provide almost 360 ° views, with each window providing it's own unique, entrancing outlook. All of our visitors are immediately drawn to the views and are overawed by them; without doubt, they are the best in Folkestone.

The apartment is light and spacious, and our favourite part of the house is the enormous lounge/diner living space. You can have breakfast looking over Dover Harbour, with a simultaneous view of Calais in one direction and Dungeness in another. The design of the dining space allows sociable communication with the kitchen, and lounge, yet some privacy.

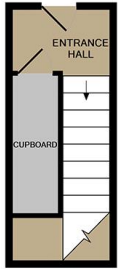
One of our favourite features of the apartment are our private outdoor terraces to the East and South, which give amazing flexibility of outside living during Spring / Summer/ Autumn. With the modern glazed screens on the south-facing terrace it makes a real sun-trap all year round.

We love the community feel of the building; it's full of lovely people who look out for each other and are friendly, sociable and welcoming.

The building is fabulously located in the centre of town, with the privacy of living 9 floors up. There is easy access to the Creative Quarter and some of the quaintest and oldest parts of Folkestone, with some charming shops / restaurants / coffee shops. There is now a lovely buzz about Folkestone with lots of regeneration taking place.

We will miss the gorgeous vistas and the breath-taking sunsets, along with the location; for both transport and lifestyle; which is, quite frankly, perfect.





ENTRANCE FLOOR
APPROX. FLOOR
AREA 119 SQ.FT.
(11.0 SQ.M.)



TOP FLOOR
APPROX. FLOOR
AREA 1810 SQ.FT.
(169.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1728 SQ.FT. (160.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	48
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	29	38
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Important Notice:
 In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.