



**Price**  
**£600,000**

**Freehold**

3x  1x  1x 

**The Manor House, Earls  
Avenue, Folkestone,  
Kent, CT20**

**OVER 60?**

Secure this property  
for up to **59% less!**

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## Ground Floor

Approx. 147.2 sq. metres (1584.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Living Room: 23'11 x 18'9 (7.29m x 5.72m)

Kitchen/Diner: 19'6 x 11'7 (5.95m x 3.53m)

Main Bedroom: 16'0 x 13'3 (4.88m x 4.04m)

Balcony

Dressing Room/En-suite: 18'0 x 8'5 (5.49m x 2.57m)

Bedroom 2: 17'1 x 9'11 (5.21m x 3.02m)

Bedroom 3: 11'3 x 9'9 (3.43m x 2.97m)

### OUTSIDE

Communal Gardens



## Main features

- Private balcony
- Luxurious seafront apartment
- Main suite with dressing room
- Breathtaking panoramic views of the Leas and the sea
- Designer kitchen with a vaulted ceiling



### Nearest Schools

Primary Schools: Lypne C of E Primary 0.6 miles, Sandgate Primary 0.8 miles

Secondary Schools: The Folkestone School for Girls 0.7 miles, The Harvey Grammar School 1.1 miles



### Transport Information

Train Stations: Folkestone Central 0.9 miles, Folkestone West High Speed Link 1.0 miles, Dover Priory 7.0 miles



### Address

The Manor House, Earls Avenue, Folkestone, Kent, CT20



### Directions

For directions to this property please contact us.



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Call Folkestone Branch 01303 256505 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING CURRENT: POTENTIAL:

12637555/20231122/LS1/CW