



The Gatehouse, 2 Hurricane Way
Hawkinge, Folkestone, CT18 7SS
£520,000 NO CHAIN

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The Gatehouse

2 Hurricane Way, Hawkinge

Pentland quality executive detached family house with four bedrooms, two en-suites, light and airy accommodation, all finished to a high standard throughout and offered with no chain!

Situation

Hurricane Way is part of the new Terlingham Rise Pentland development in the bustling village of Hawkinge. Close by are a number of walks and rides over surrounding countryside. The village of Hawkinge boasts a large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, two Primary Schools, Post Office and an excellently equipped Care Home. Leisure and socialising activities within the village include Community Centre, Village Hall, Mayfly Restaurant, The Cook's Table Coffee Shop, the White Horse Public House, Cat and Custard Pot Public House, Indian and Chinese Take Away and several riding establishments. A bus service runs to both the coastal port of Folkestone to the South and, to the North via the A2, the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London. The High Speed Rail Link is now fully operational reducing the travel time from Folkestone to London St Pancras via Ashford to some 53 minutes! Also within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

The Property

This stylish property has been built to an excellent standard by the reputable Pentland Homes and ideally situated within a level walk to most amenities. This contemporary yet elegant house has underfloor heating to the ground floor, beautiful sash windows, high ceilings, quality fixtures and fittings including flooring. On the ground floor is a spacious entrance hall with downstairs cloakroom/WC and a stairway leading up to the first floor. The triple aspect sitting room is generous with a glazed door leading into a spacious dining room, while the beautifully fitted and extensive kitchen/breakfast room is also triple aspect and fitted with quality integrated appliances. There is

ample space for a large dining table and additional access outside to the gated parking. On the first floor is a super galleried landing with four good sized bedrooms, two of which have luxurious en-suite shower rooms and there is an additional family bathroom. This is a quality property that should be viewed at your earliest convenience in order to appreciate what it has to offer!

Outside

The landscaped rear gardens sweep elegantly around the property and incorporate an abundance of pretty plant, shrub and flower borders with the remainder being neat manicured lawn and attractive paved patio. The front is considered low maintenance with secure double gates and ample parking for several vehicles.

Services

All main services are understood to be connected to the property. The surface water charge is approx. £13 per year.

Local Authority

Folkestone & Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: TBC

EPC Rating: B

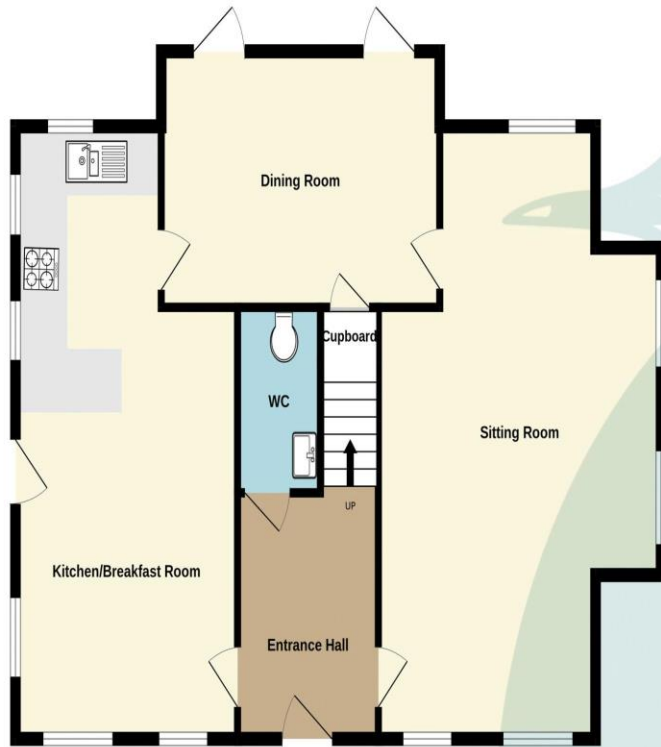
Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

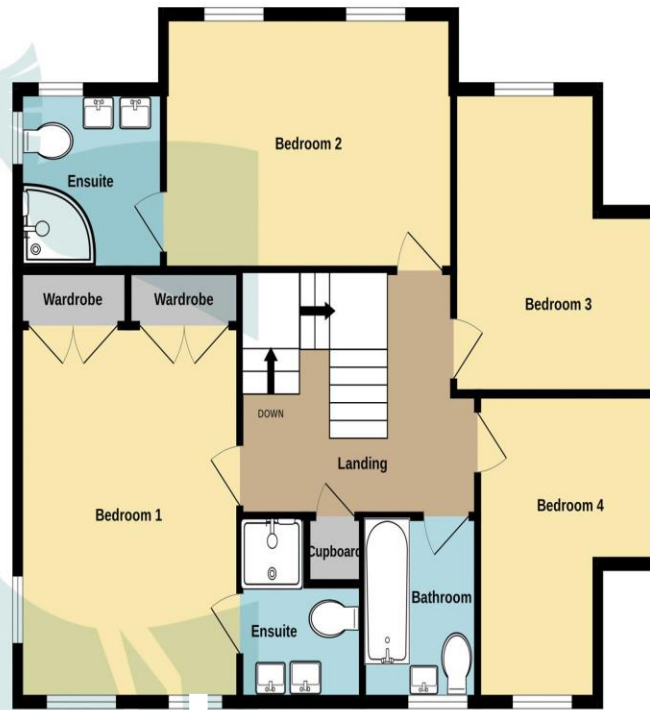


To view this property call Colebrook Sturrock on **01303 892000**

Ground Floor
925 sq.ft. (86.0 sq.m.) approx.



1st Floor
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA : 1856 sq.ft. (172.5 sq.m.) approx.

Whilst 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 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Kitchen/Breakfast Room

25' 7" x 12' 4" (7.79m x 3.76m)

Sitting Room

25' 7" x 15' 9" (7.79m x 4.80m)

Dining Room

10' 8" x 15' 6" (3.25m x 4.72m)

Bedroom One

18' 0" x 12' 3" (5.48m x 3.73m)

En-suite to Bedroom One

7' 5" x 6' 10" (2.26m x 2.08m)

Bedroom Two

10' 9" x 16' 3" (3.27m x 4.95m)

En-suite to Bedroom Two

7' 0" x 7' 3" (2.13m x 2.21m)

Bedroom Three

12' 9" x 11' 9" (3.88m x 3.58m)

Bedroom Four

12' 2" x 10' 2" (3.71m x 3.10m)

Bathroom

7' 5" x 6' 5" (2.26m x 1.95m)

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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