



23 Wentworth Close Station Road
Lyminge, Folkestone, CT18 8LZ
£135,000

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23 Wentworth Close

Station Road, Lyminge, Folkestone

A well-presented, first-floor retirement apartment featuring two bedrooms, tucked away in a peaceful corner of this attractive development.

Situation

Positioned in a quiet cul-de-sac within level walking distance of all the many village amenities. Lyminge is a bustling and popular village offering a wide range of amenities including newsagents/general stores, tea rooms, Chinese and Indian restaurants/takeaways, public house, two doctors' surgeries, two churches, pharmacy and large. There is also an active community hall, sports field and library. Bus services run through the centre of the village, providing easy access to the south, to the Channel Tunnel town of Folkestone and the Ancient Cinque Port Town of Hythe on the coast, and to the north to the historic cathedral city of Canterbury. These towns offer an excellent range of shopping and recreational facilities, together with the high-speed main line train services available from Folkestone, Ashford and Canterbury to London St. Pancras.

The Property

This well-presented two-bedroom apartment is ideally positioned on the first floor of a purpose-built, two-storey development designed for residents over the age of 63 for men and 58 for women. Set around a central courtyard, the property enjoys a pleasant outlook over the communal gardens.

Key features include a private entrance lobby on the ground floor with stairlift access to the first floor. The apartment is well-insulated, fitted with UPVC double glazing, and incorporates practical enhancements such as higher-level electric sockets for easy access

and an emergency call system with pull cords in each room.

Residents also benefit from communal facilities, including a comfortable lounge and laundry room, available as needed.

An internal viewing is highly recommended to fully appreciate all this apartment has to offer.

Outside

There are communal gardens that are mainly laid to areas of neat lawn with well stocked flower and shrub beds. A built-in cupboard at the front of the property provides additional storage for the apartment.

Services

Mains water, electricity and drainage connected. Electric heating. Emergency call system. Security call access system for front door. External lighting and CCTV.

Local Authority

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

Current Council Tax Band: B

EPC Rating: TBC

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**

Covered Porch & Entrance Hall

Sitting/Dining Room

11' 11" x 11' 9" (3.63m x 3.58m)

Kitchen

8' 11" x 5' 11" (2.72m x 1.80m)

Store cupboard

6' 0" x 2' 4" (1.83m x 0.71m)

Bedroom One

10' 7" x 10' 5" (3.22m x 3.17m)

Bedroom Two

8' 8" x 7' 6" (2.64m x 2.28m) plus wardrobe

Bath / Shower room

10' 4" x 7' 1" (3.15m x 2.16m)

Tenure & Service Charge

The property was built in 1987 with a 99 year lease in place. Service charges which are reviewed annually in April each year are currently £188.89 per calendar month including ground rent

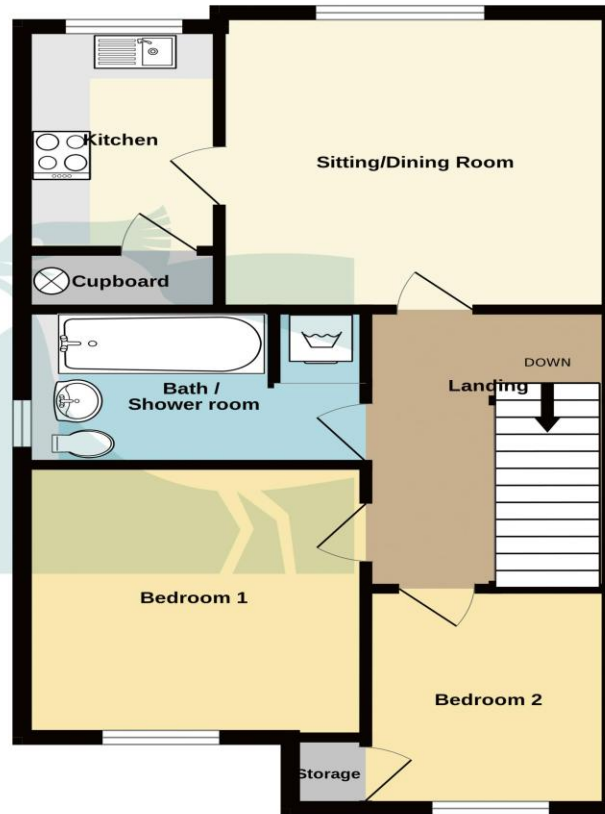
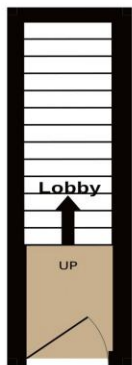
Sanctuary Housing

The property is managed by Sanctuary Housing Ltd who have considerable experience in providing accommodation and services for the retired.

They are responsible for the employment of a Scheme Manager, external repairs and maintenance of the emergency call system, grounds, insurance of the buildings, cleaning and lighting of windows, communal areas, including lounge, laundry facilities and kitchen area, etc. The minimum age for residents/purchasers is 63 for men and 58 for women. A meeting with the Scheme Manager will be required for all interested parties prior to a sale being agreed. Sanctuary Housing Association has a clawback of 30% of any increase in the amount of the purchase price over the Leaseholder's acquisition price or 1% of the said purchase price actually received by the leaseholder, whichever is greater.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Current	Potential
(92-100) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		England, Scotland & Wales		

Entrance floor
44 sq.ft. (4.1 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.3 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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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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