



2 Hornbeam Way  
Hawkinge, Folkestone, CT18 7SZ  
O.I.E.O £370,000

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# 2 Hornbeam Way, Hawkinge, Folkestone

A superbly appointed two bedroom 'independent living' semi-detached bungalow for 55 years of age and over, situated in a secure gated retirement development.

## Situation

Terlingham Gardens is a secure private gated community for over 55's set in beautifully manicured gardens in the village of Hawkinge. Hawkinge offers a wide range of essential facilities, including a Tesco Express, Lidl Superstore, two pharmacies, a doctors' surgery, dental practice, two primary schools, a Post Office, and a well-equipped care home. For leisure and social activities, the village features an active community centre, village hall, the Mayfly restaurant, a café/coffee shop, and a selection of takeaway options including Indian and Turkish cuisine. A regular bus service connects Hawkinge to the coastal port of Folkestone to the south, and to the cathedral city of Canterbury to the north via the A2. Both destinations offer excellent shopping, recreational, and educational facilities, along with mainline train services to London. The High-Speed Rail Link is also available from Folkestone, providing fast connections to London St Pancras via Ashford. The property is conveniently located just a short drive from the Channel Tunnel terminal at Cheriton and the M20 motorway, making it ideal for commuters and frequent travellers.

## The Property

Built to a high specification by Pentland Homes, this modern, light, and airy bungalow offers an ideal opportunity for those seeking a safe, low-maintenance, and easy way of life. Designed with an emphasis on relaxed, open plan living, the property features a spacious sitting, kitchen, and dining area, complemented by a wide entrance hall and two well-proportioned double bedrooms, one with a generous en-suite shower room. A separate, luxurious family bath/shower room completes the accommodation. The main reception area is a true highlight, with full-length glazed doors and windows and impressively high ceilings that allow natural light to flood the space, creating a warm and welcoming ambience throughout.

An added advantage of this development is the comprehensive maintenance package, which covers the upkeep of all communal areas, regular window cleaning, bin collection and return, and building insurance, allowing residents to enjoy a truly carefree lifestyle.

## Outside

At the rear of the property lies a private, enclosed, and charming paved sun terrace, adorned with soft planting and overlooking the delightful landscaped communal gardens. To the side, there is a generous storage and bin cupboard, a carport, and a driveway. This idyllic gated development also features beautifully maintained communal gardens, where residents can enjoy a game of pétanque or relax under the covered areas while taking in the scenic views.

## Services

All main services are understood to be connected to the property. Gas fired central heating, underfloor heating.

## Local Authority

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

## Tenure

Leasehold with 994 years remaining  
Service charge: Approx £825 per 6 months  
Ground rent: Approx £100 per annum

## Current Council Tax Band: D

## 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  
1213 sq.ft. (112.7 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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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Entrance Hall  
18' 9" x 4' 11" (5.71m x 1.50m)

Utility Cupboard

Sitting/Kitchen/Dining Room  
14' 9" x 30' 2" (4.49m x 9.19m)

Bedroom One  
12' 7" x 9' 6" (3.83m x 2.89m)

En-suite  
7' 10" x 5' 9" (2.39m x 1.75m)

Bedroom Two  
12' 11" x 8' 8" (3.93m x 2.64m)

Bathroom  
8' 2" x 8' 0" (2.49m x 2.44m)

Car Port

Refuse Store  
6' 4" x 3' 10" (1.93m x 1.17m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 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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