



Flat 3, 2 Atkinson Road  
Hawkinge, Folkestone, CT18 7SB  
Fixed Price £190,000

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# Flat 3, 2 Atkinson Road, Hawkinge, Folkestone

**Beautifully presented, spacious light and modern apartment with two bedrooms, fitted bathroom and an open plan living room with extensive fitted kitchen situated in a popular location, with allocated parking. NO CHAIN**

## Situation

Atkinson Road is located within the popular area of Hawkinge. Close by are a number of walks and rides over surrounding countryside. 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 a Care Home. Leisure and socialising activities within the area include the Community Centre, Village Hall, Mayfly Restaurant, Coffee Shop, White Horse Public House, Cat and Custard Pot Public House and Take Away food establishments. There is a bus stop just yards from the property, and services run to both the coastal port of Folkestone to the south and, to the north via the A2, to 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 reduces travel time from Folkestone to London St Pancras via Ashford to some 59 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 is a deceptively light and spacious apartment situated on the top floor of this modern purpose built three storey building consisting of only three apartments. Constructed by the reputable builders Pentland Homes and benefiting from quality fixtures and fittings along with upvc double glazing and gas fired central heating. This super apartment, with views over the green, is focused around open plan living and should be viewed at your earliest convenience. Allocated parking for one vehicle, plus additional visitor spaces all accessed via a path from the main entrance.

## Outside

Outside is an area designated for parking, along with several visitor spaces. A locked outbuilding offers additional storage space for bikes etc.

## Services

All main services are understood to be connected.

## Local Authority

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

## Tenure

Leasehold

Service Charge - £2258 per annum  
Ground Rent - £526.96 per annum

**Current Council Tax Band: B**

**EPC Rating: C**

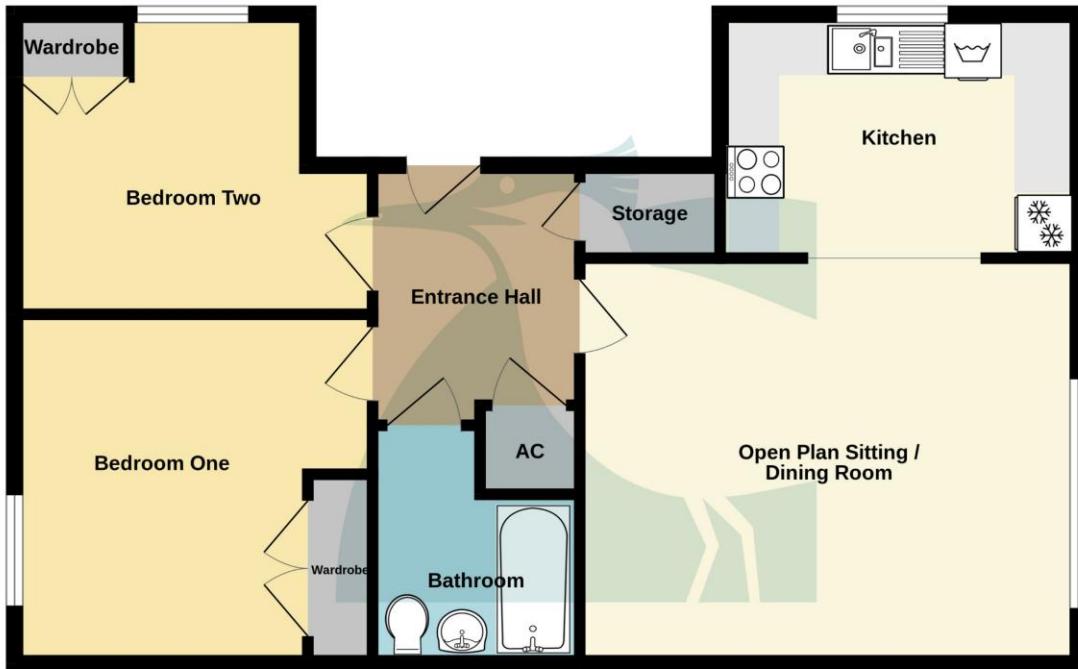
## Agents Note

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 722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 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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## Communal Entrance

**Entrance Hall**  
8' 10" x 7' 1" (2.69m x 2.16m)

**Kitchen area**  
11' 10" x 8' 9" (3.6m x 2.7m)

**Sitting / Dining Room**  
16' 11" x 13' 9" (5.2m x 4.2m)

**Bedroom One**  
12' 2" x 11' 9" (3.7m x 3.6m)

**Bedroom Two**  
12' 2" x 10' 2" (3.7m x 3.1m)

**Bathroom**  
7' 11" x 7' 2" (2.4m x 2.2m)

**Storage Cupboard**  
4' 7" x 2' 10" (1.40m x 0.86m)

**Airing Cupboard**  
3' 0" x 2' 9" (0.91m x 0.84m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 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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