



Flat 10, 3 Clifton Crescent Folkestone Kent CT20 2UW
Guide £340,000

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Flat 10, 3 Clifton Crescent

Folkestone CT20 2UW

A beautifully decorated Grade II listed apartment with stunning sea views on The Leas Promenade.

Chain free.

Situation

This Grade II listed apartment is situated in the well known and elegant Clifton Crescent which lies adjacent to the famous Victorian Leas promenade. Walk into town along the Leas and slightly further is Folkestone Harbour and regenerated Harbour Arm which enjoys a bustling atmosphere with many pop up restaurants. The Old High Street within the creative quarter has many charming cafes and eateries, whilst fine dining can be found at the renowned Rocksalt restaurant, with its views over the harbour.

For commuters, the HS1 rail link from Folkestone West and Folkestone Central to London St Pancras is nearby, whilst the M20 motorway can be found on the outskirts of town, placing Ashford and beyond within easy reach. The Channel Tunnel terminal is just a short distance away by car, providing frequent access to the Continent.

The Property

The property is accessed via a short flight of steps leading to a well-presented communal entrance hall with security intercom and lift. Inside, a welcoming hallway with luxury vinyl flooring offers access to all rooms. The apartment is bright and airy, decorated in white throughout. Front facing rooms overlook The Leas Promenade, communal gardens, and offer stunning views of the Channel. The spacious open plan reception room features sea views and a modern white kitchen with integrated appliances including a dishwasher, washing machine, fridge, freezer, gas hob with extractor, and electric oven, all set against luxury worktops. A cupboard houses the gas central heating boiler. There are two rear facing double bedrooms, the master with a luxury en-suite shower room featuring a large corner shower, vanity unit, and WC with stylish tiling. A

separate bathroom off the hall includes a panelled bath, shower screen and a rainfall shower, vanity unit, WC, and contemporary wall and floor tiling.

Outside

There are communal lawned gardens to the front of the property. We understand there is permit parking for residents in Clifton Crescent.

Services

We understand all main services are included.

Local Authority

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

Tenure

Leasehold

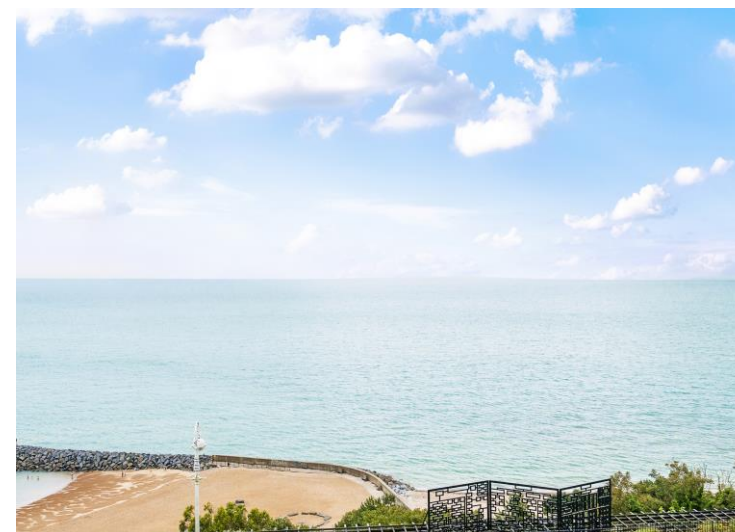
Length of Lease: 250 years – 244 years left on Lease
Maintenance/service charge: £2,291.18 per annum

Current Council Tax Band: C

EPC Rating: C

Agents Note

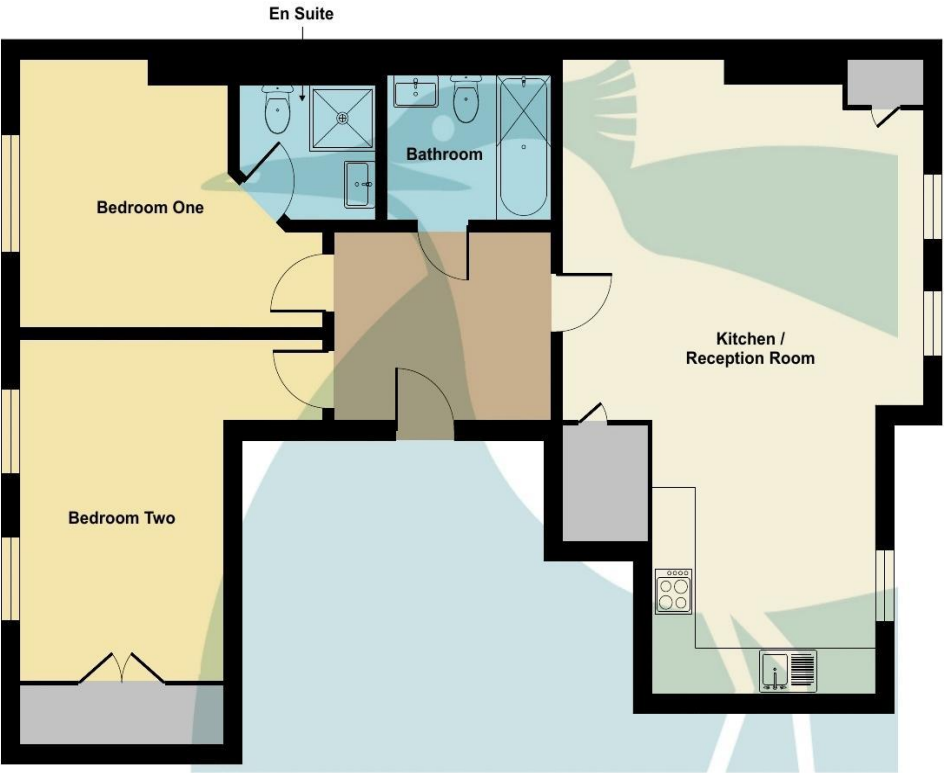
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 260666**

Total Approximate Area = 888 sq ft / 82.4 sq m

For identification only - Not to scale



GROUND FLOOR
Approx. 888 SQFT (INTERNAL)

Kitchen / Reception Room
16'2 x 15'4 (4.94 x 4.67)

Bedroom One
13'7 x 11'6 (4.14 x 3.50)

Bedroom Two
14'6 x 9'2 (4.41 x 2.79)

Bathroom
7'5 x 6'2 (2.25 x 1.88)

En Suite
6'1 x 5'8 (1.86 x 1.72)

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchem 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1329996

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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.

Also in: Hawkinge • Sandwich • Walmer