



The Parade, Folkestone

- STUNNING COASTAL VIEWS
- CLOSE TO AMENITIES
- COUNCIL TAX B
- TWO BEDROOMS
- BALCONY
- NO CHAIN

Asking Price £525,000

Tenure: Freehold

HUNTERS[®]
HERE TO GET *you* THERE

The Parade, Folkestone

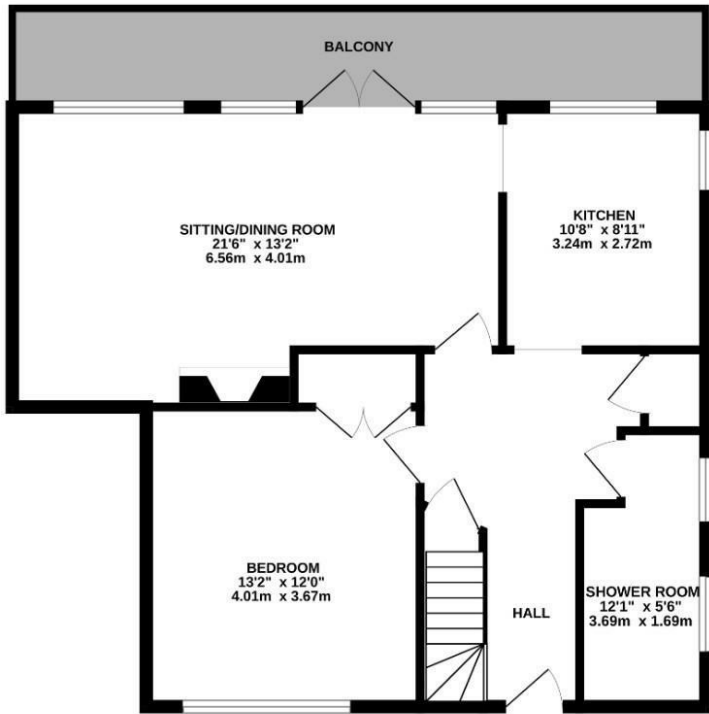
DESCRIPTION

Hunters are offering an exciting opportunity to purchase this desirable coastal property which offers the most glorious SEA VIEWS over the Folkestone harbour and English Channel. Set within walking distance of all the towns many amenities to include the creative quarter and steps leading down to the Harbour Arm with it's range of eateries and leisure pursuits. The mainline train station to St Pancras International in London is a short walk away. Benefits include gas fired central heating and Upvc double glazing. NO CHAIN

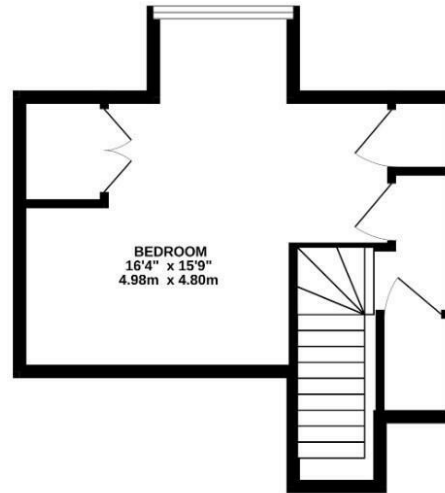
The living space is arranged over two floors and offers it's own access into the entrance hall, sitting/dining room with doors to balcony with stunning sea views, fitted kitchen, double bedroom and bathroom. There is a double bedroom upstairs. There is a garden area to the front.



GROUND FLOOR



1ST FLOOR



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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Viewing

Please contact our Hunters Folkestone Office on 01303 210335 if you wish to arrange a viewing appointment for this property or require further information.

93-95 Sandgate Road, Folkestone, CT20 2BQ
Tel: 01303 210335 Email: folkestone@hunters.com <https://www.hunters.com>



Council Tax: B

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

