



## Westbrook Drive, , Folkestone, CT20 2EQ

- BEAUTIFULLY PRESENTED
- WALKING DISTANCE TO TRAIN STATION
- PARKING
- CLOSE TO AMENITIES
- SERVICE CHARGE - ROUGHLY £312 PER ANNUM
- 2 SPACIOUS BEDROOMS
- NO ONWARD CHAIN
- SOUTH FACING GARDEN
- BALANCE OF 10 YEAR WARRANTY REMAINING

**Guide Price £330,000**





# Westbrook Drive, , Folkestone, CT20 2EQ

## DESCRIPTION

Nestled in the charming area of Westbrook Drive, Folkestone, this beautifully presented two-bedroom end of terrace house offers a delightful blend of comfort and convenience. The property boasts a well-appointed reception room, perfect for relaxing or entertaining guests, and two spacious bedrooms that provide a serene retreat at the end of the day.

With a family bathroom and ensuite to the main bedroom, including modern fixtures and fittings, this home caters to the needs of a busy household, ensuring that morning routines run smoothly. The absence of an onward chain simplifies the buying process, allowing for a swift transition into your new abode. Additionally, the property benefits from an allocated space and ample visitors parking, making it ideal for families or professionals with vehicles. The remaining balance of a 10-year NHBC warranty offers peace of mind, ensuring quality and durability for years to come.

This lovely home is not just a property; it is a lifestyle choice, situated in a friendly neighbourhood with easy access to local amenities and transport links, a children's play-park just round the corner and the Folkestone College within walking distance. Whether you are a first-time buyer or looking to downsize, this house presents an excellent opportunity to enjoy comfortable living in Folkestone. Do not miss the chance to make this charming residence your own.

The property is ideally placed for Kingsnorth Gardens and the Folkestone West and Central railway station offering a 55-minute journey to St. Pancras International, together with the town close by and all the individual shops and business' in Folkestone. The M20 motorway is a short drive away providing access to the Port of Dover and the Channel Tunnel. Access to the harbour Arm with an exciting range of eateries.

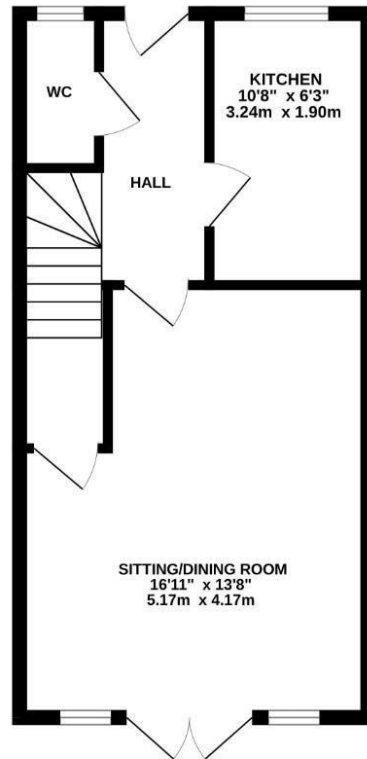




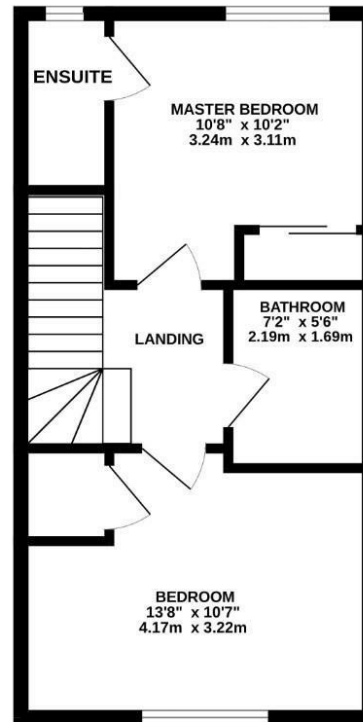




GROUND FLOOR



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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### Viewings

Please contact [folkestone@hunters.com](mailto:folkestone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.