



## Martello Road, Folkestone

- GROUND FLOOR APARTMENT
- ON ROAD PERMIT HOLDER PARKING
- LARGE LOUNGE
- KITCHEN HAS PLENTY OF SPACE FOR DINING FACILITY
- EPC - AWAITED
- SHARE OF FREEHOLD
- SOUTH FACING GARDEN WITH WORKSHOP
- LARGE BEDROOM
- CLOSE TO HARBOUR AND BEACH AS WELL AS WALKING DISTANCE TO HS1 TRAIN STATION

**Guide Price £160,000**

**Tenure: Share of Freehold**

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# Martello Road, Folkestone

## DESCRIPTION

GROUND FLOOR APARTMENT! - Nestled in the sought-after area of Martello Road, Folkestone, this charming one-bedroom ground floor flat presents an excellent opportunity for those seeking a comfortable and convenient living space. The property is in good condition throughout, making it ready for immediate occupancy.

Upon entering, you will find a spacious lounge that offers a welcoming atmosphere, perfect for relaxation or entertaining guests. The large bedroom provides ample space for furnishings, ensuring a restful retreat at the end of the day. The kitchen is well-appointed and includes a dining area, ideal for enjoying meals with family or friends.

One of the standout features of this flat is the south-facing garden, which not only allows for plenty of natural light but also includes an outbuilding, providing additional storage or potential for a small workshop, it also has electrics installed. For those with vehicles, on-road permit holder parking is available, adding to the convenience of this property.

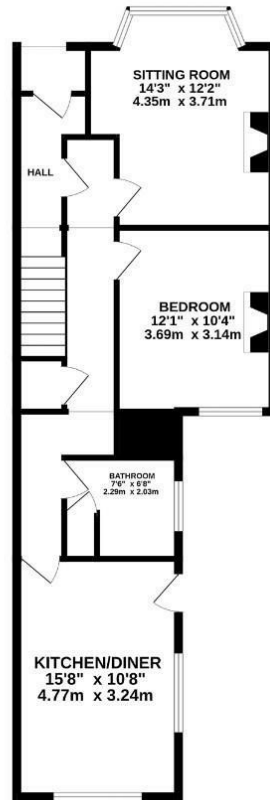
The location is particularly appealing, as it is within walking distance to the picturesque Folkestone Harbour and beach, perfect for leisurely strolls or enjoying the seaside. Additionally, local shops and amenities are just a stone's throw away, ensuring that daily necessities are easily accessible. For commuters, Folkestone HS1 station is nearby, offering quick and efficient travel options.

This delightful apartment is an ideal choice for first-time buyers, couples, or investors looking for a property in a vibrant and accessible area. Don't miss the chance to make this lovely flat your new home.

AGENTS NOTE - Under Section 21 of the Estate Agents Act 1979 (declaration of interest) we have a duty to inform potential purchasers of this property that the vendor is an employee of Hunters Estate Agents.



GROUND 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.  
Made with Metropix 6/2025

## 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: A

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

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