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Blunden Drive, Folkestone

Offers In Excess Of £285,000



This well presented mid-terrace house on the popular Shorncliffe Heights development offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you will find a well-proportioned reception room that serves as a welcoming space for relaxation and entertaining. The house features two spacious bedrooms, providing ample room for family or guests. With en suite shower room and family bathroom, including modern fixtures and fittings, convenience is at the forefront of this property's design.

One of the standout features of this home is the provision for parking, accommodating up to two vehicles, which is a rare find in many urban settings. This added benefit enhances the practicality of the property, making it suitable for families or professionals alike. The current owners have landscaped the southernly aspect rear garden, which offers a great place to entertain, which offers patio area with gazebo over looking the easy to maintain garden.

The location in Folkestone is particularly appealing, offering a blend of coastal charm and urban amenities. Residents can enjoy easy access to local shops, schools, and recreational facilities, all within a short distance. The nearby coastline provides opportunities for leisurely walks and outdoor activities, making it an ideal spot for those who appreciate nature.

In summary, this mid-terrace house on Blunden Drive is a fantastic opportunity for anyone looking to settle in a modern, well-equipped home in a vibrant community. With its contemporary design, ample parking, and convenient location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this delightful property your own.

Built within the popular Shorncliffe Heights new build development, this property is surrounded by beautiful countryside and is popular amongst home owners. Sandgate is only a short drive away where you can enjoy all the joys the Kent coast has to offer. There are also local parks and new playgrounds nearby for families to enjoy.

The area has easy access to the M20 motorway, with Dover Harbour a short distance away to pop across to France. While the high-speed service to London St. Pancras in approx 50 minutes can also be accessed from nearby Folkestone Central and West station.

Services - Mains water, gas, electricity and sewerage

Heating - Gas central heating

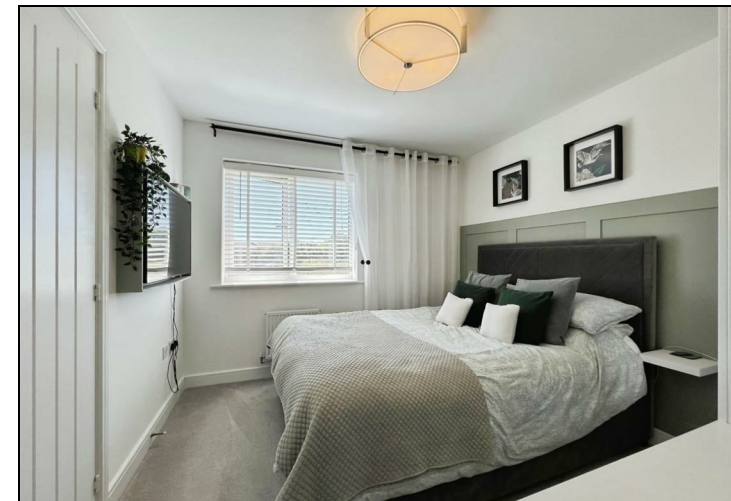
Broadband - 4mb - 1800mb

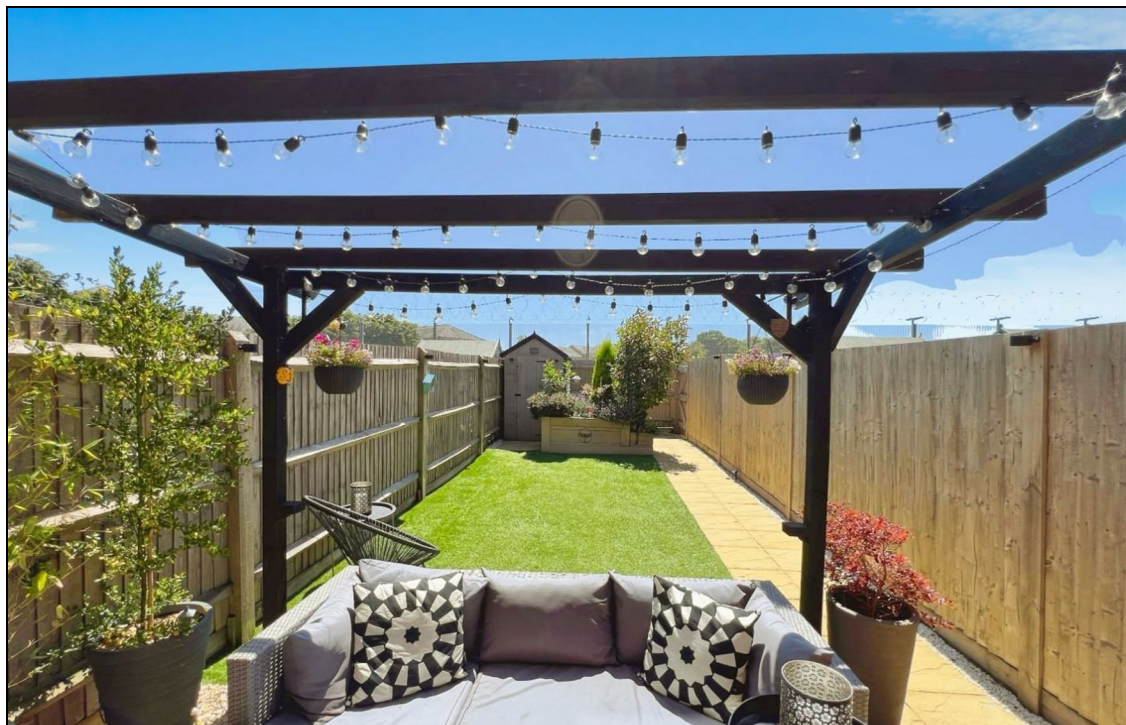
Mobile Phone coverage - Okay to Good

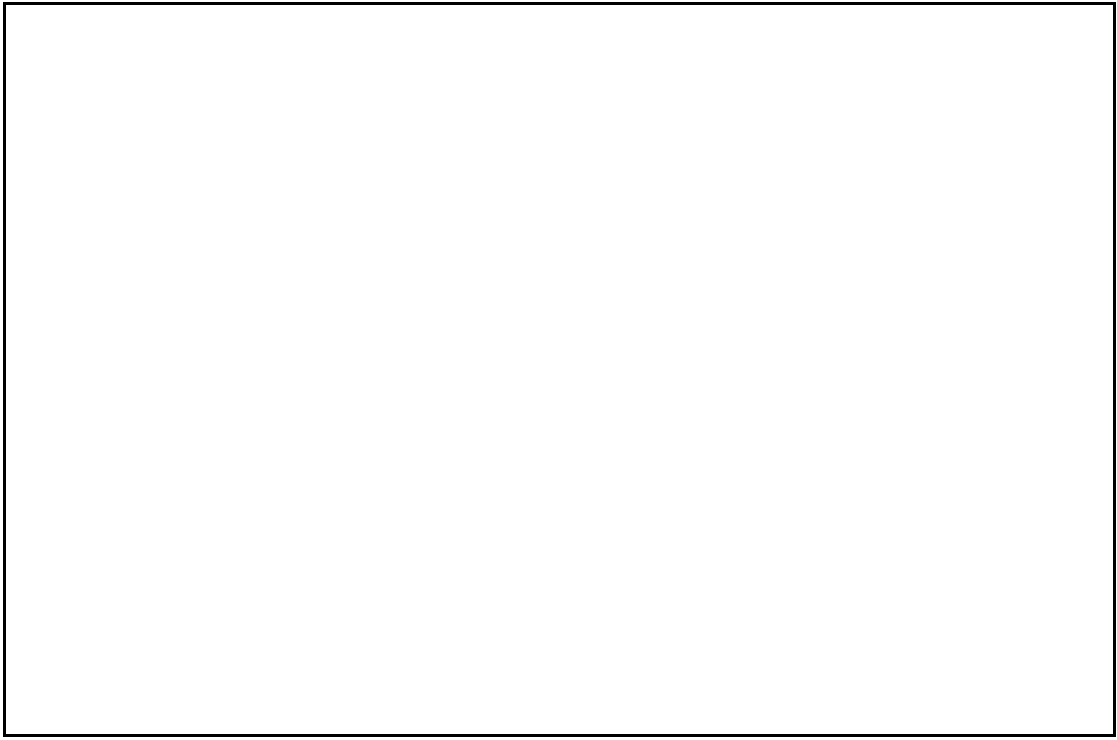
Flood Risk - Very Low



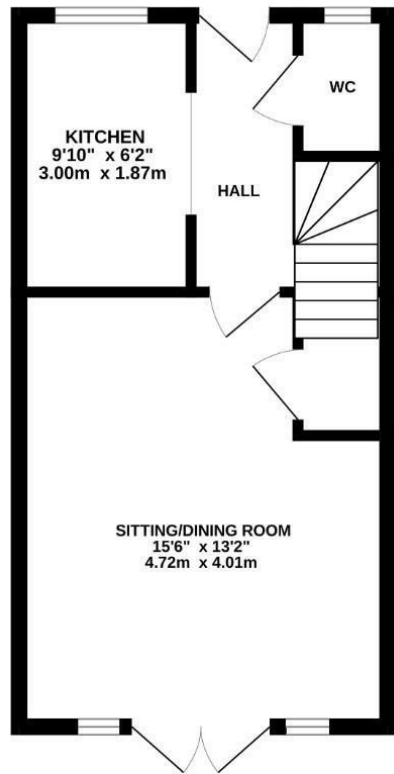
- TWO BEDROOM MID TERRACE
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
 - DOWNSTAIRS CLOAKROOM
 - EN SUITE SHOWER ROOM
 - MODERN FAMILY BATHROOM
 - LANDSCAPED REAR GARDENS
- ALLOCATED PARKING FOR TWO CARS
 - ADDITIONAL VISITORS PARKING
- REMAINDER OF 10 YEAR NHBC GUARANTEE
 - POPULAR QUIET CUL DE SAC



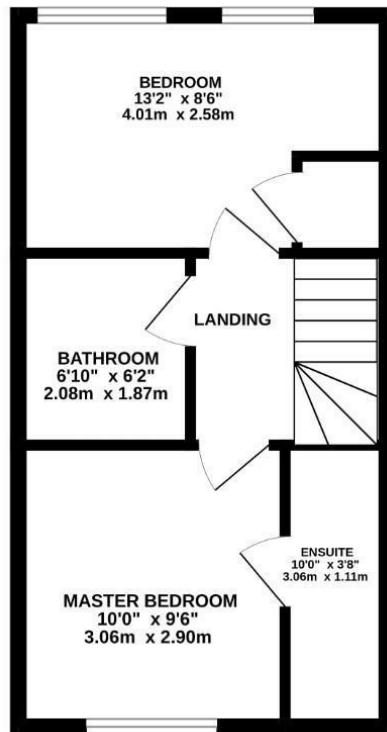




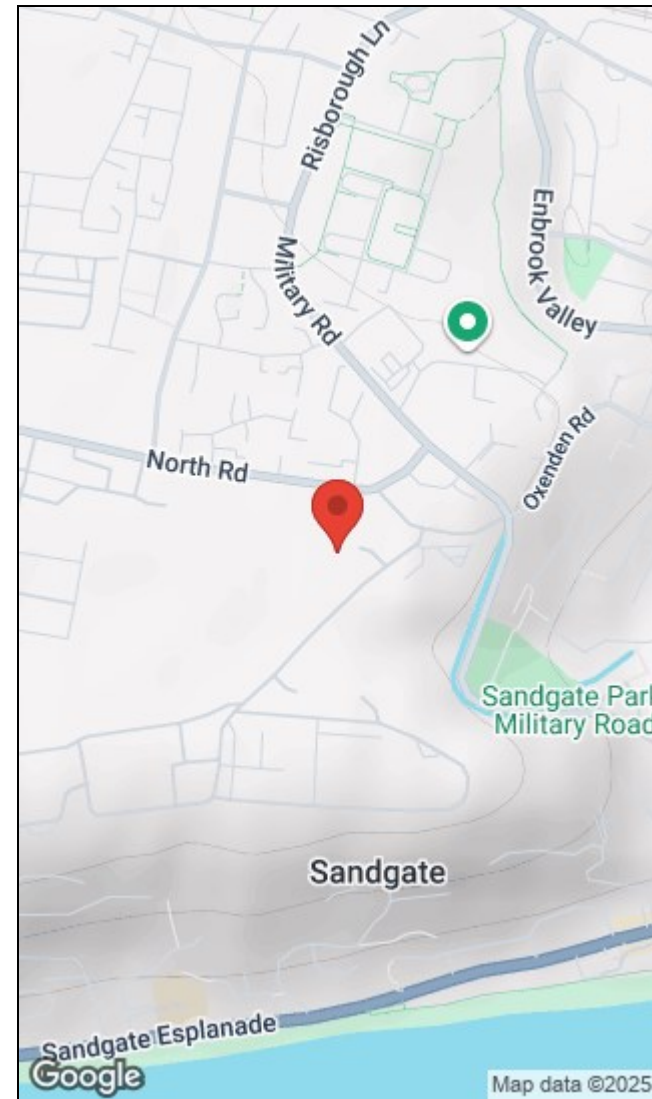
GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
EU Directive 2002/91/EC		
England & Wales		

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

93-95 Sandgate Road, Folkestone, Kent, CT20 2BQ | 01303 210335
folkstone@hunters.com | www.hunters.com



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