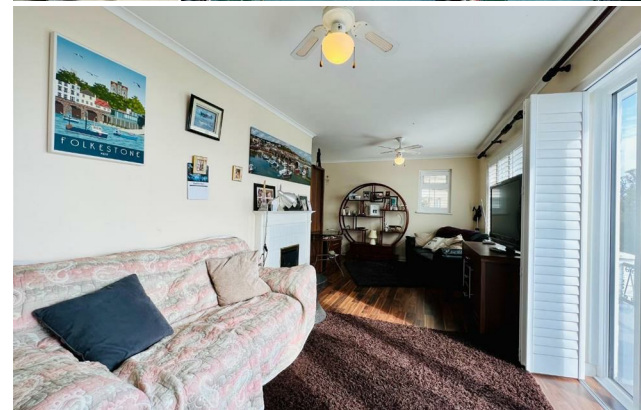




The Parade, Folkestone

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

Asking Price £525,000

Tenure: Freehold

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The Parade, Folkestone

DESCRIPTION

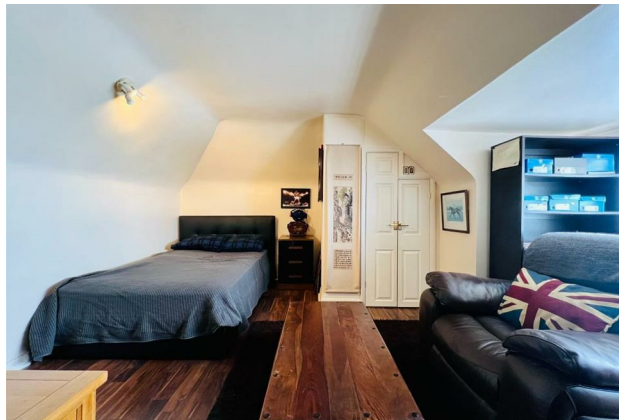
Nestled in the charming area of High Point on The Parade, this delightful apartment conversion offers a unique opportunity to own a piece of history in Folkestone, Kent. Dating back to the early 1900s, this stunning coastal home boasts breathtaking views over Folkestone Harbour and the picturesque English Channel, making it a perfect retreat for those who appreciate both beauty and tranquillity.

The property is thoughtfully arranged over two floors, providing ample space for comfortable living. It features a spacious double bedroom, ideal for relaxation, alongside a well-equipped fitted kitchen that caters to all your culinary needs. The inviting sitting and dining room is perfect for entertaining guests or enjoying quiet evenings at home. The bathroom is conveniently located, ensuring practicality for everyday living.

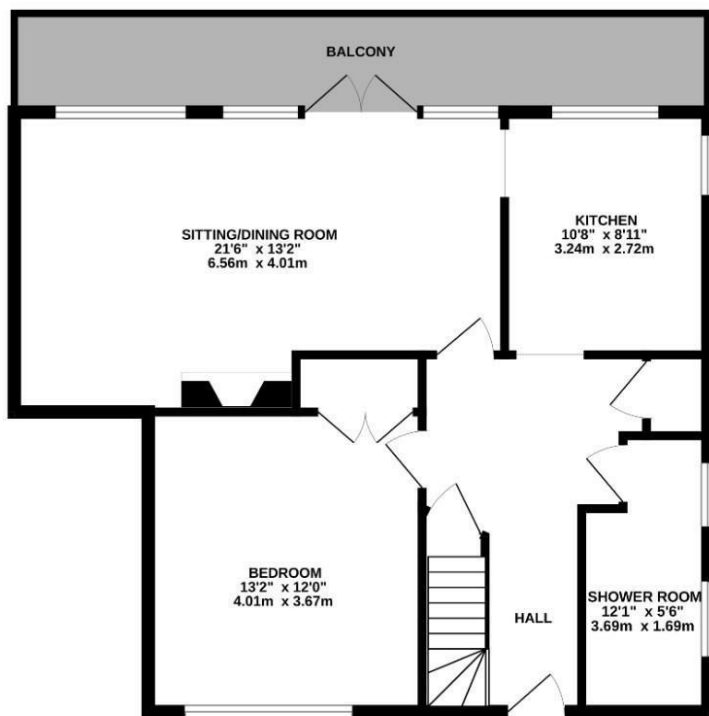
Outside, the property benefits from a charming front garden, offering a lovely spot to enjoy the fresh sea air. Additionally, a rear balcony provides an excellent vantage point to soak in the stunning coastal views, making it an ideal space for morning coffees or evening relaxation.

Situated just a few minutes' walk from Folkestone town centre, residents will find a variety of shops, cafes, and amenities at their fingertips. For those commuting, Folkestone Central Station is approximately a 10-minute walk away, providing easy access to London and beyond.

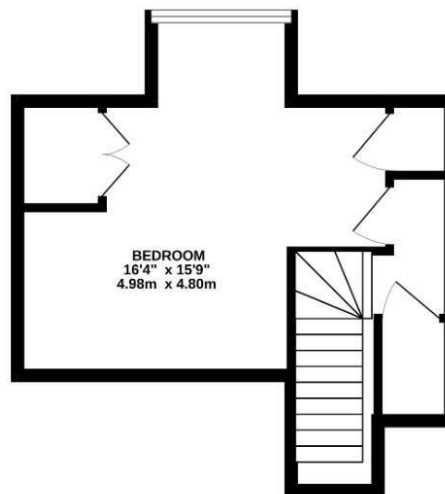
This exceptional apartment is a rare find in a sought-after location, combining historical charm with modern convenience. Whether you are looking for a permanent residence or a holiday home, this property is sure to impress. Don't miss the chance to make this coastal gem your own.



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

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