



Flat 4, Oakwood House, 7 Defiant Close
Hawkinge, Folkestone, CT18 7SU
£190,000

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Flat 4, Oakwood House, 7 Defiant Close

A spacious two double bedroom executive-style first-floor apartment, complete with a modern lift and allocated parking.

Situation

Oakwood House is situated in Defiant Close within the modern Terlingham Forum development, in the popular village of Hawkinge. The property enjoys easy access to surrounding countryside, with a variety of walks and riding routes close by.

Hawkinge offers a strong range of everyday amenities including a Tesco Express, Lidl superstore, two pharmacies, doctors' and dental surgeries, two primary schools, a Post Office, and a well-regarded care home. The village also benefits from an active community centre, village hall, restaurant, café, and several takeaway options.

There is a regular bus service, with further transport links available via the High-Speed Rail services from Folkestone.

The Property

This well-proportioned, executive-style first-floor apartment offers bright and contemporary accommodation throughout, accessed via a modern communal lift. It is an ideal choice for modern living, conveniently located within a popular and well-connected development, the apartment is offered with no onward chain.

The apartment forms part of a purpose-built development completed in 2014 by Pentland Homes and is presented in excellent decorative order. Additional benefits include UPVC double glazing and gas-fired central heating. The open-plan kitchen/living/dining space is both practical and inviting, providing ample room for relaxing and entertaining. The kitchen is fitted with a range of integrated appliances including a fridge freezer, electric oven, gas hob, and washing machine, all of which will remain.

The entrance hall is notably generous and offers excellent storage with two large built-in cupboards. There are two double bedrooms, one of which benefits from built-in wardrobes, along with a modern bathroom fitted with a white suite and a shower over the bath.

Outside

Externally, the property enjoys one allocated parking space, with further visitor parking available within the development. Communal facilities include a secure entry system with intercom, designated refuse and recycling area, along with a secure, locked storage space for residents' personal use.

Services

All main services are understood to be connected to the property.

Local Authority

Folkestone and Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Leasehold

Current Council Tax Band: B

EPC Rating: TBC

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

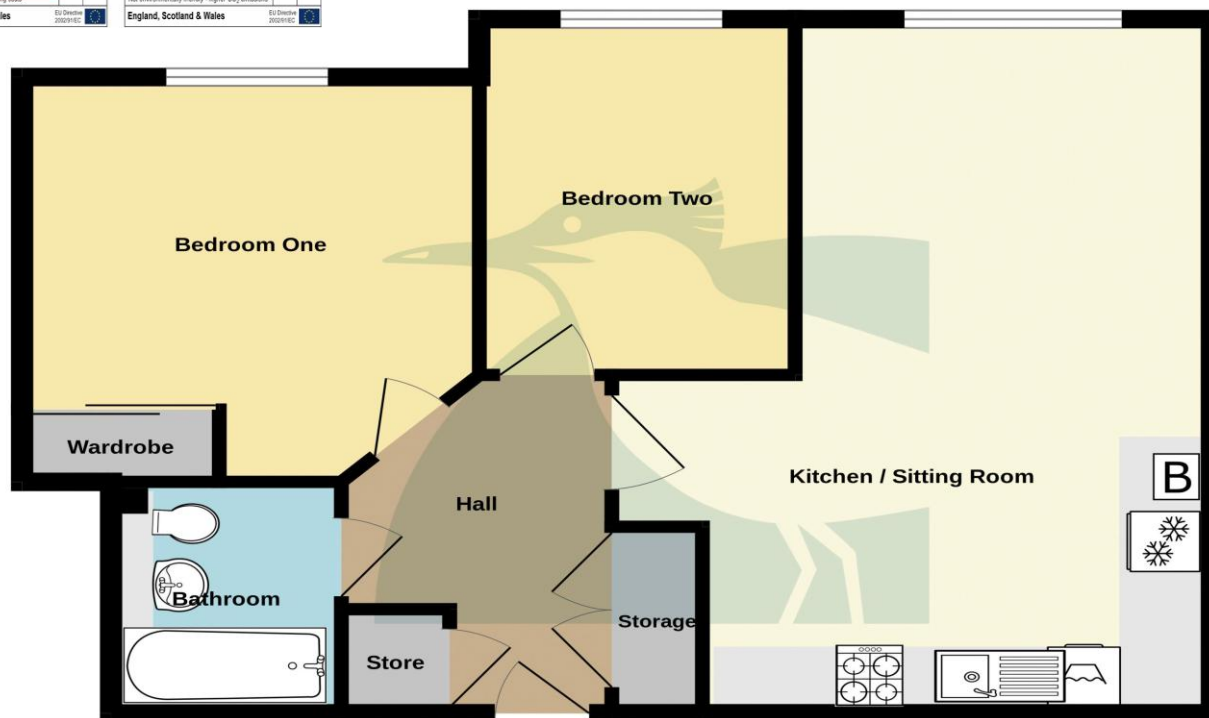


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Current	Potential
92-100	A	1-2	76	80
81-91	B	3-4		
69-80		5-6		
55-68		7-9		
43-54		10-12		
31-42		13-15		
21-30		16-18		
1-20		19-21		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	England, Scotland & Wales	EU Directive 2002/91/EC	

**AWAITING
EPC**

Ground Floor
656 sq.ft. (61.0 sq.m.) approx.



Entrance Hallway

10' 10" x 7' 2" (3.30m x 2.18m)

Kitchen/Sitting Room

22' 2" x 13' 4" (6.75m x 4.06m)
Narrowing to 11'00" (3.35m)

Bedroom One

12' 11" x 12' 1" (3.93m x 3.68m) Including wardrobes

Bedroom Two

11' 0" x 8' 4" (3.35m x 2.54m)

Bathroom

7' 5" x 6' 2" (2.26m x 1.88m)

Store Cupboard

3' 2" x 2' 10" (0.96m x 0.86m)

Coat Cupboard

5' 11" x 2' 4" (1.80m x 0.71m)

Lease & Maintenance Charges

Long lease with 989 years remaining.

Service charge is approx. £2,000 per annum.

Ground rent is £300 per annum, which has already been paid through 2026.



TOTAL FLOOR AREA : 656 sq.ft. (61.0 sq.m.) approx.

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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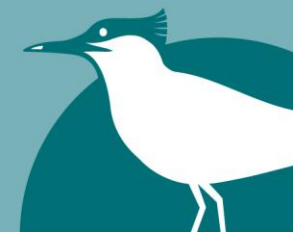
135 Canterbury Road, Hawkinge, Kent, CT18 7BS

t: 01303 892000

e: hawkinge@colebrooksturrock.com



colebrooksturrock.com



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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