



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



**FLAT 2 ASHDOWN LODGE,
24 BATHURST ROAD, FOLKESTONE**

£200,000 Leasehold
To include a share of the freehold

A purpose built ground floor flat in a sought after location, moments from Folkestone West Station. The property would now benefit from some general updating but offers spacious accommodation including a sitting/dining room, kitchen, two bedrooms, a wet room and a separate W.C. Garage En-Bloc. EPC C



**Flat 2 Ashdown Lodge,
Bathurst Road, Folkestone CT20 2NT**

**Communal Entrance Hall, Entrance Hall, Sitting/Dining Room,
Kitchen, Two Bedrooms, Wet Room, Separate W.C.,
Small Terrace, Garage En-Bloc**

DESCRIPTION

Ashdown Lodge is a well regarded development comprising just eight flats and situated in a desirable location, conveniently situated within a short walk of Folkestone West Station.

This purpose built ground floor flat would now benefit from some general updating however with particularly comfortably proportioned accommodation and ample storage, has the potential to provide a very comfortable home. The accommodation comprises an entrance hall leading to the generously sized sitting/dining room which opens onto a shallow terrace at the front of the building. The adjoining kitchen is also spacious and incorporates a utility cupboard. There are two double bedrooms, each with wardrobe space, a wet room and a separate W.C.

To the rear of the building the flat benefits from a single garage en-bloc.

SITUATION

Bathurst Road is a desirable location within Folkestone's sought after West End within a short, level walk from Folkestone West Station from where the High Speed Link service to London, St Pancras is available (journey times of around 53 minutes). Both the Girls and Boys Grammar Schools and highly regarded primary schools including Sandgate and Morehall, The Turner School and The Academy are also within walking distance. The property is only about a mile from Folkestone town centre and the picturesque Leas Promenade is nearby. From here fine views of the English Channel and to the coast of France can be enjoyed and access can be gained to the coastal path at the foot of The Leas. This can be followed to Folkestone Harbour with the recently revitalised Harbour Arm with champagne bar, restaurants, cafes and live music. The vibrant village of Sandgate with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants is a little further where the long stretches of shingle beach and sailing club can be found. The Cinque Ports Town of Hythe with its bustling High street and Waitrose, is approximately 5 miles away to the west.

There are a variety of sporting facilities available along the coast, including rowing and sailing clubs, cricket, squash and bowls clubs. There are also a choice of golf courses in the immediate vicinity together with the Hotel Imperial Leisure Centre. The M20 motorway network and the Channel Tunnel Terminal at Cheriton are about 1.5 and 3.5 miles distant respectively.

The accommodation comprises:

COMMUNAL ENTRANCE HALL

Entry phone system, door to:

ENTRANCE HALL

Access to deep-shelved storage cupboard, radiator, doors to:

SITTING/DINING ROOM

Three wall-light points, double glazed picture window and casement door opening to a shallow block-paved terrace to the front of the building, radiators, door to:





KITCHEN

Fitted with a comprehensive range of base cupboard and drawer units incorporating space and plumbing for washing machine and slimline dishwasher, roll top granite effect work surfaces inset with stainless steel sink and drainer with mixer tap and four burner gas hob, tiled splashbacks, coordinating wall cupboards, integrated eye level oven/grill, space for free standing fridge/freezer, tiled floor, double glazed windows to front and side overlooking the communal gardens, door to **utility cupboard** with plumbing for washing machine, wall mounted gas fired boiler, access to **deep heated linen cupboard**, housing factory lagged hot water cylinder.

BEDROOM ONE

Range of built-in wardrobe cupboards concealed by sliding louvered doors, double glazed window to rear overlooking the communal gardens, radiator.

BEDROOM TWO

Built-in wardrobe cupboard, double glazed window to rear overlooking the communal gardens, radiator.

WET ROOM

Shower area with monsoon shower and separate handheld attachment, wash basin with mixer tap, vanity cupboard below and illuminated mirrored wall cabinet above, tiled floor, tiled walls, obscured double glazed window to side, radiator, heated ladder rack towel rail.

SEPARATE WC

Low-level WC, corner washbasin, tiled splashback, tiled floor, extractor fan.

OUTSIDE

COMMUNAL GARDENS

Ashdown Lodge is surrounded by well tended communal gardens and to the rear of the building, the flat benefits from a:

SINGLE GARAGE

En-bloc with up and over door to front.

EPC Rating Band C

LEASE DETAILS

We are advised that the lease has circa 104 years remaining although a share of the freehold is included.

SERVICE CHARGE

We are advised that the service charge is circa £1996 per annum.

GROUND RENT

We are advised that ground rent is payable at £53 per annum.

NB All information needs to be verified between solicitors.

COUNCIL TAX

Band C approx. £2,270.69 (2026/27)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

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Ashdown Lodge, Folkestone, CT20

Approximate Gross Internal Area = 72.9 sq m / 785 sq ft

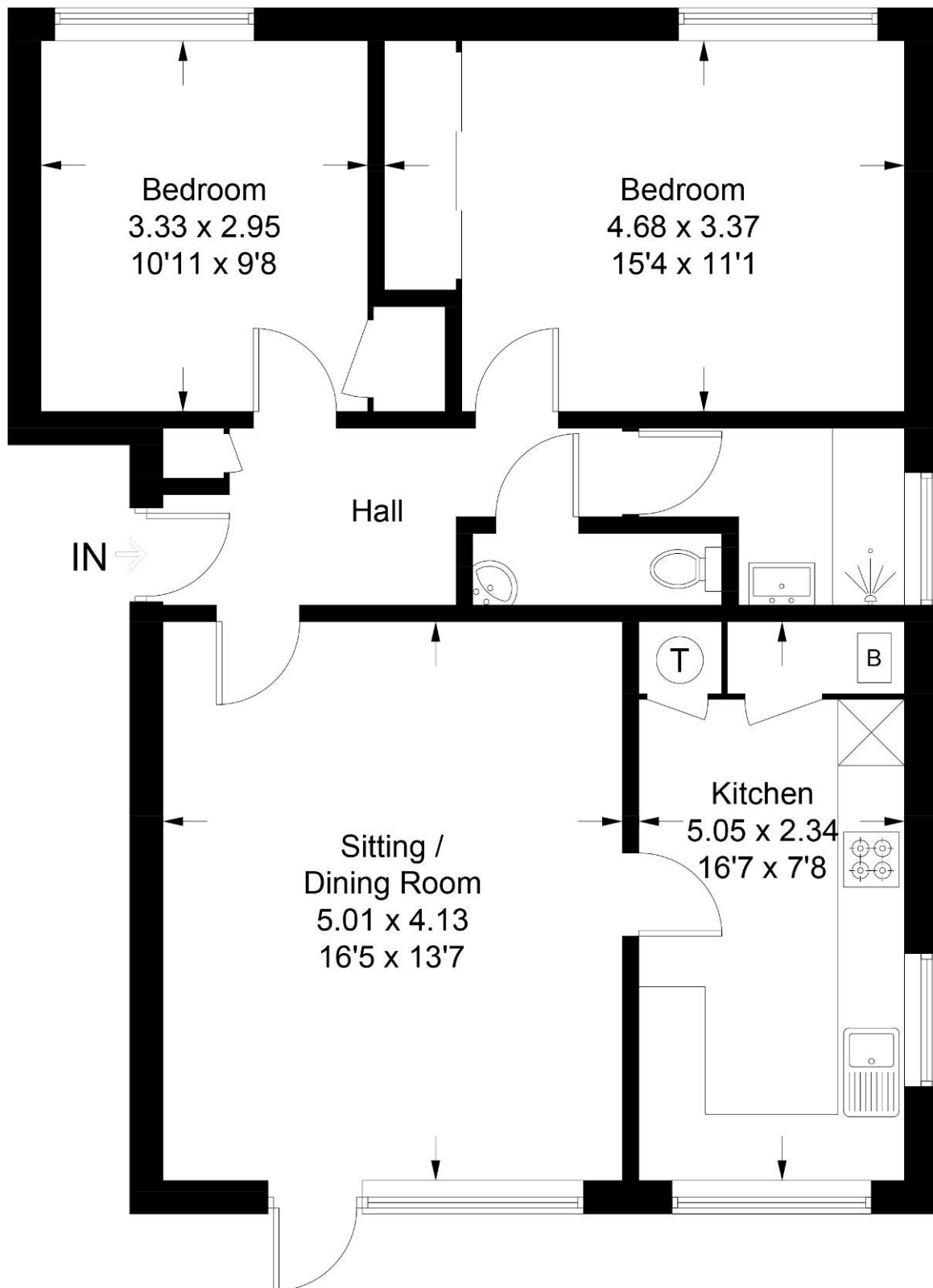


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