



Flat 1, 41 Kingsnorth Gardens,  
Folkestone, CT20 2QP  
Offers in Excess of £365,000

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# Flat 1, 41 Kingsnorth Gardens

A beautifully presented Victorian garden flat opposite Kingsnorth Gardens, close to shops and mainline station.

## Situation

Facing the beautiful Kingsnorth Gardens with its fountains and peaceful setting this appealing ground floor apartment is just a short walk from Folkestone Central station and a little further to the town centre and seafront with Sunny Sands beach, Folkestone Harbour and the regenerated Harbour Arm which enjoys a bustling atmosphere with many pop-up restaurants. The Old High Street within the creative quarter has many charming cafes and eateries, whilst fine dining can be found at the renowned Rocksalt restaurant, with its views over the harbour. The property is conveniently located for educational facilities including the EKC Folkestone College, the highly recommended Sandgate Primary School and both Boys and Girls Grammar Schools. For commuters, the HS1 rail link from Folkestone Central to London St Pancras is within walking distance, whilst the M20 motorway can be found on the outskirts of town, placing Ashford and beyond within easy reach. The Channel Tunnel terminal is just a short distance away by car, providing frequent access to the Continent.

## The Property

A light and spacious late Victorian garden flat, dating from 1891, is full of original features typical of the period including high ceilings and skirting boards, picture rails, stunning fireplaces and with the added benefit of basement accommodation.

Stepping in from the communal entrance hall the property feels light and airy with an inviting hallway giving access to all the rooms and leading one's eye to the large 22ft kitchen / dining room with a stunning vaulted ceiling and kitchen in cream shaker units, beech block worktops and French Navy crackle tile splash backs. It is well equipped with a Smeg oven and hob and integrated white goods.

The large sitting room with ornate fireplace, stunning ceiling mouldings and chandelier, has an adjoining garden room, once thought to be an orchid house.

There are two double bedrooms both with fireplaces and original features, the bathroom has a modern white suite with walk-in shower. A further occasional basement bedroom or study is accessed from the hall; this has a separate basement bathroom with bath and basin.

## Outside

There is a wonderful large rear garden (c.100ft) with sizeable patio accessed from both the garden room or the kitchen / dining room. Beyond the patio the garden is laid to a neat lawn, with borders to both sides and stocked with a fascinating variety of shrubs and trees including, ginkgo, loquat and medlar to name but a few.

A summerhouse sits halfway down the garden and there are also two useful sheds. A lockable side gate gives direct and flat level access to the front.

## Services

All main services are understood to be connected.

## Local Authority

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

## Tenure

Long lease with a 1/3 share of Freehold.

## Maintenance Charges

£700 per annum

## Current Council Tax Band: C

## EPC Rating: E

## Agents Note

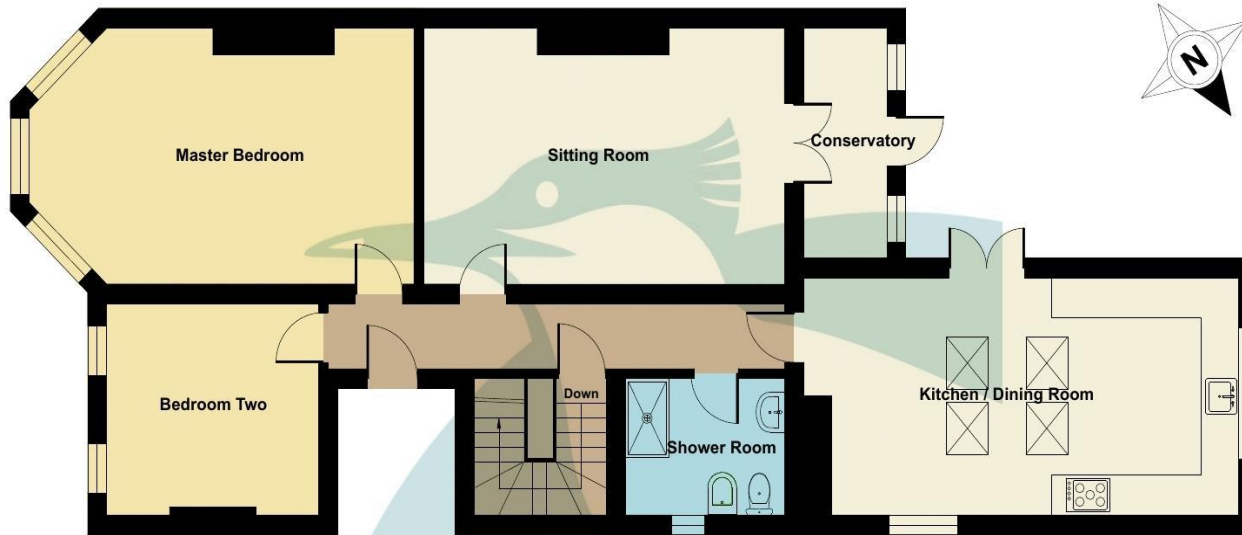
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



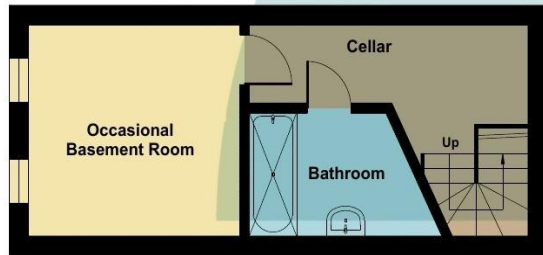
To view this property call Colebrook Sturrock on **01303 892000**

Total Approximate Area = 1439 sq ft / 133.6 sq m

For identification only - Not to scale



**GROUND FLOOR**  
Approx. 1168 SQFT (INTERNAL)



**LOWER GROUND FLOOR**  
Approx. 271 SQFT (INTERNAL)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Colebrook Sturrock 2014 Limited. REF: 1434249

### Entrance Hallway

### Kitchen/Dining Room

22' 8" x 11' 4" (6.90m x 3.45m)

### Sitting Room

18' 6" x 12' 8" (5.63m x 3.86m)

### Master Bedroom

19' 9" x 12' 8" (6.02m x 3.86m)

### Bedroom Two

11' 5" x 10' 5" (3.48m x 3.17m)

### Shower Room

8' 4" x 6' 8" (2.54m x 2.03m)

### Conservatory

11' 1" x 4' 4" (3.38m x 1.32m)

### Occasional bedroom / basement room

11' 0" x 10' 1" (3.35m x 3.07m)

### Bathroom

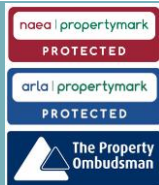
10' 0" x 5' 1" (3.05m x 1.55m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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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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