



47 Chalcroft Road, Folkestone

Offers in Region of £187,500

Skippers

47 Chalcroft Road

Folkestone, Folkestone

Beautifully redecorated two-bed first floor flat with share of freehold, modern kitchen, communal garden, parking, and great transport links near Folkestone West Station. No chain. Ready to move in.

- Offers in Region of £190,000
- First Floor Flat
- Two Bedrooms
- Modern Kitchen + Bathroom
- Share of Freehold & Long Lease
- No Forward Chain
- Redecorated Throughout & New Carpets
- Close to Folkestone West Station (HS1 Links to London)





This beautifully presented two-bedroom first floor flat is offered with a share of freehold and a long lease, providing peace of mind for prospective buyers. Recently redecorated throughout and featuring new carpets, new blinds and its own front door the property is ready to move straight into with no forward chain. The spacious accommodation comprises a bright living room, a stylish modern Tradex kitchen with integrated appliances, and a contemporary bathroom with quality fittings. Both bedrooms offer comfortable proportions and ample natural light, making the flat ideal for first-time buyers, professionals, or those seeking a convenient base in Folkestone. The property is situated close to Folkestone West Station, providing high-speed rail links to London, and is within easy reach of local shops, schools, and amenities.

Outside, residents benefit from access to a well-maintained communal garden, perfect for enjoying fresh air and outdoor relaxation. The flat has an allocated washing line area within the garden, offering a practical solution for laundry needs. There is also residence parking available on a first come, first serve basis, ensuring convenience for car owners. The communal areas are kept in good order, reflecting the care taken by the residents' association. This property combines modern living with excellent transport connections and outdoor space, making it a superb choice for those seeking comfort and convenience in a desirable location. Early viewing is highly recommended to appreciate all that this lovely flat has to offer.

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Entrance Porch

4' 9" x 4' 2" (1.45m x 1.27m)

UPVC double glazed frosted front door on ground floor. New entry mat and newly laid carpeted floor coverings up the stairs to the entrance hall for flat.

First Floor Entrance Hall

9' 1" x 2' 11" (2.77m x 0.90m)

Newly laid carpeted floor coverings. Large storage cupboard housing gas supply and electric meter. Cupboard, radiator and coving. Doors To :-

Lounge/Dining

17' 2" x 11' 1" (5.24m x 3.38m)

Dual aspect room with UPVC windows to the side and the front of the property. Sea glimpses to the side also. Newly laid carpeted floor coverings, newly fitted blinds, coving and a radiator. Opening To :-

Kitchen

10' 3" x 8' 7" (3.12m x 2.62m)

Large UPVC window across the rear of the property with view out over the valley. Tradex kitchen with quartz worktops and splashbacks/upstands. Composite Blanco sink. Bosch induction hob, Fan oven, extractor fan and Bosch dishwasher. Space for washing machine. Space for freestanding fridge freezer. Newly fitted blind to window, vinyl flooring, coving, cupboard housing the combi boiler and a radiator.

Bedroom

14' 1" x 9' 3" (4.30m x 2.83m)

UPVC double glazed window to the front of the property with fitted blind. Built in wardrobes. Newly laid carpeted floor coverings. Coving and a radiator.

Bedroom

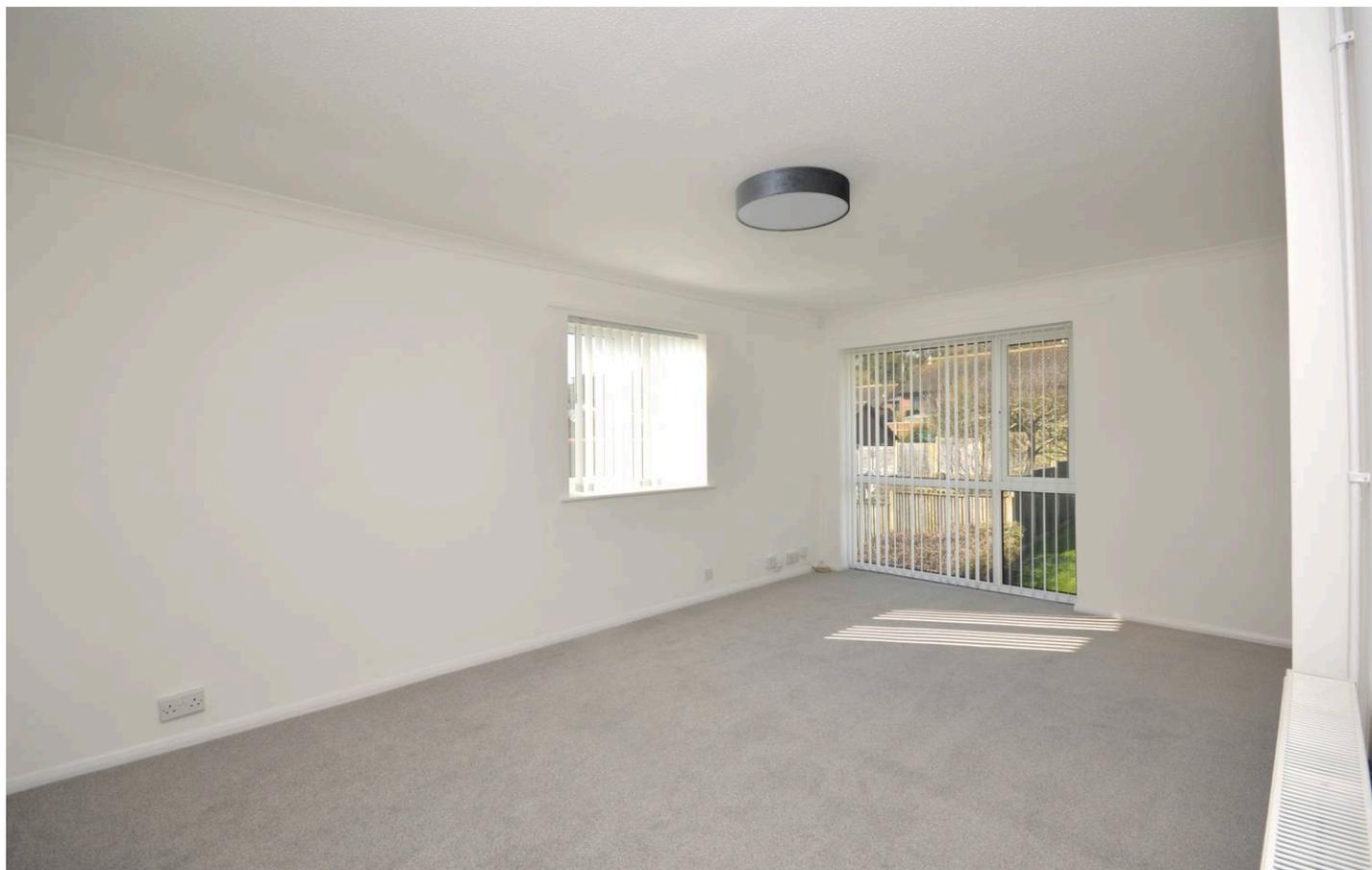
10' 8" x 9' 9" (3.24m x 2.96m)

UPVC double glazed window to the rear of the property. Newly laid carpeted floor coverings. Fitted blinds, built in wardrobe, coving and a radiator.

Bathroom

5' 6" x 7' 1" (1.68m x 2.17m)

UPVC double glazed frosted window with roller blind to the



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COMMUNAL GARDEN

Communal garden with allocated washing line area for the flat.

OFF STREET

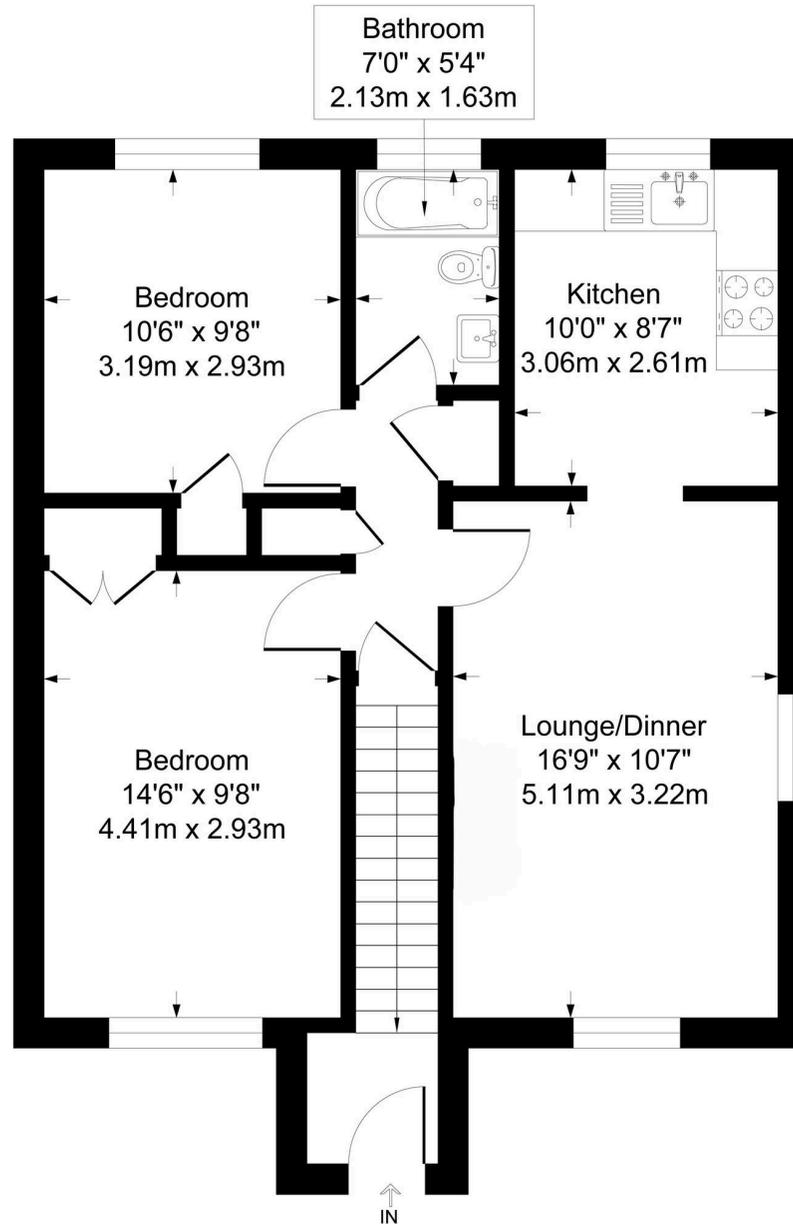
ON STREET







Approximate Gross Internal Area 652 sq ft - 61 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



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