



49 High Street, Hythe, Kent CT21 5AD

**NO ONWARD CHAIN**



**Apartment 1, 30 Grimston Gardens,  
Folkestone**

**£450,000 Leasehold  
To include a share of the freehold**

Simply stunning, the recent subject of an extensive refurbishment to an impeccable standard, restoring the property's period atmosphere but incorporating some wonderful contemporary additions. Beautiful open plan living space and kitchen, 2 bedrooms (1 en-suite), utility room, bathroom, storeroom & garden. EPC D



## **Apartment 1, 30 Grimston Gardens, Folkestone CT20 2PX**

### **Communal Entrance Hall, Entrance Hall, Open Plan Kitchen/Dining/Living Space, Utility Room, Principal Bedroom with En-Suite Shower Room, Second Bedroom, Bathroom, Store Room, Garden**

#### **DESCRIPTION**

This wonderful ground floor garden apartment has been created from the principal rooms in this grand Victorian residence. The property has been meticulously refurbished for the current owners and the result is truly exceptional, a beautiful space harmoniously blending the grand character of the original building with thoughtfully applied contemporary elements creating an alluring atmosphere for those seeking an abode by the sea, accessible to all of the amenities this vibrant town provides yet enjoying a serene setting fronting onto Grimston Gardens, a beautiful open green space solely for the use of the residents surrounding it.

The apartment, which enjoys its own entrance but can also be entered via the impressive communal hallway, comprises an inviting entrance hall with reclaimed Iroko parquet flooring which extends throughout much of the accommodation and leads to the elegant open plan living space which has been designed to compliment a modern lifestyle and incorporates a discreet contemporary kitchen which feels more like being in a smart London bar than a domestic kitchen. The principal bedrooms provides extensive storage and enjoys a sleek, modern en-suite shower room, the second bedroom is of a comfortable size and there is also a luxuriously appointed bathroom with Japanese soaking tub and a large shower. There is a useful utility room and a generously sized storage room on the lower ground floor.

A particularly appealing aspect of the property is the outside space. The garden, which has been beautifully landscaped, is walled on three sides, enjoys a southerly aspect and provides a delightful environment designed to cater for alfresco dining and entertainment.

#### **SITUATION**

Grimston Gardens is a particularly desirable address within Folkestone's sought after West End within a short, level walk from Folkestone West Station and Folkestone Central from where the High Speed Link service to London, St Pancras is available (journey times of around 53 minutes). The M20 (Junction 13), the Channel Tunnel Terminal and Ferry Port of Dover are all within easy reach, being 1.5, 3 and 9 miles away respectively. (All times and distances are approximate).

This tranquil tree lined road encompasses Grimston Gardens, a beautifully secluded park for the use of the local residents only and forming part of the Radnor Estate. The Leas Promenade with pleasant walks, fine views of the English Channel to France, bandstand and concert hall, is also only a short walk away from where paths lead down to the long stretches of shingle beach, coastal park and the recently revitalised Harbour Arm with champagne bar, live music etc. The town enjoys a strong restaurant culture offering a variety of cuisines from around the world together with a growing arts scene in the creative quarter which is centred around the Old High Street where independent boutiques, shops, cafes and galleries feature. There are a number of outstanding schools in the vicinity, including boys and girls grammar schools. A wide range of sporting clubs can be found in the area, including watersports.

The Cinque Ports Town of Hythe, approximately 4 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose), various independent shops and restaurants.

The accommodation comprises:

### **COMMUNAL ENTRANCE HALL**

Original panelling to two-thirds height and former fireplace, door to:

### **RECEPTION HALL**

A generous space with reclaimed Iroko parquet flooring, large bespoke painted timber cabinet with low-level cupboards and glazed bookcases above, deep moulded cornice, decorative ceiling rose, contemporary column radiator, Iroko panelled and obscured glazed door with coordinating windows to either side and glazed fan light above opening to the front garden, doors and doorways to:

### **KITCHEN/DINING/LIVING SPACE**

A generous space with flooring coordinating with that of the hallway and incorporating the **kitchen area** which has been fitted to appear as a piece of furniture with an installation by Kutchenhaus in a sleek matte finish with a range of base cupboard and drawer units incorporating integrated dishwasher and deep pan drawers with quartz worktops inset with four burner Bora induction hob with integrated extraction and undermounted with deep butlers style sink with instant hot water tap, coordinating upstands topped in antiqued mirrored glass with glazed and illuminated shelving above and glazed cabinet for stemware alongside. Further bank of coordinating units incorporating tambour fronted storage cupboard, Neff double oven/combi microwave oven and integrated fridge and freezer. Within the living space there is an ornate French marble fireplace surround with Art Deco style electric fire, deep moulded cornice, decorative ceiling rose, deep bay with sash windows to front overlooking the garden, contemporary column radiators.

### **PRINCIPAL BEDROOM**

Built-in floor to ceiling, wardrobe cupboards with panelled doors with bevel edged mirrors, deep moulded cornice, decorative ceiling rose, bay with double glazed sash

windows to front, contemporary column radiators, door to:

### **EN-SUITE SHOWER ROOM**

Tiled shower enclosure with thermostatically controlled monsoon shower with separate handheld attachment, close coupled WC, wall hung wash basin with mixer tap with vanity cupboard below, illuminated and mirrored wall cabinet above, deep moulded cornice, decorative ceiling rose, extractor fan, heated ladder towel rail.

### **BEDROOM TWO**

Flooring coordinating with that of the hallway, deep moulded cornice, decorative ceiling rose, double glazed sash window to side, contemporary column radiator.

### **BATHROOM**

Twin sized walk-in tiled shower enclosure fitted with thermostatically controlled monsoon shower with separate handheld attachment, copper Japanese soaking tub with water spout and handheld shower, close coupled WC, wash basin with mixer tap and vanity drawers below, mirrored and illuminated wall cabinet above, walls tiled to half height, decorative ceiling rose, opaque double glazed sash window to side, heated ladder towel rail.

### **UTILITY ROOM**

Plumbing for washing machine, deep moulded cornice, decorative ceiling rose, contemporary column radiator with copper pipe drying rail above, open to **walk-in pantry**, equipped with wall shelving and housing the gas fired wall-mounted boiler and with opaque double-glazed window to side, door to:

### **INNER COMMUNAL HALLWAY**

Where a staircase descends to the lower ground floor where the apartment benefits from a generously sized storage room equipped with lighting.





## **OUTSIDE**

### **THE GARDEN**

The garden is situated to the front of the property and enjoys a southerly aspect. It has been lavished with the same attention to detail as the apartment itself. The garden is approached via a covered veranda accessed from the hallway with a Yorkstone step stepping down to the garden which has been largely paved in sandstone for ease of maintenance and to complement the stonework on the building, surrounded by borders encompassed by brick edging and planted with a variety of shrubs, herbaceous and other plants including euphorbia, roses, azaleas, agapanthus and a variety of others. The garden is encompassed by a recently reconstructed brick built wall with stone-capped columns and topped in wrought iron railings and is entered via a pair of bespoke Iroko gates. The area is equipped with outdoor power points, tap and lighting and is enclosed by espaliered laurel hedging together with specimen bay trees and conifers affording the space a great deal of privacy and providing the perfect environment for alfresco dining and entertaining.

### **LEASE DETAILS**

We are advised that the lease has circa 97 years remaining but a 1/6<sup>th</sup> share of the freehold is included.

### **SERVICE CHARGE**

We are advised that the service charge is circa £1,800 per annum.

**NB** All information to be verified between solicitors.

### **EPC Rating Band D**

### **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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# Grimston Gardens, Folkestone, CT20

Approximate Gross Internal Area = 97.2 sq m / 1046 sq ft

Store Room = 8.9 sq m / 96 sq ft

Total = 106.1 sq m / 1142 sq ft

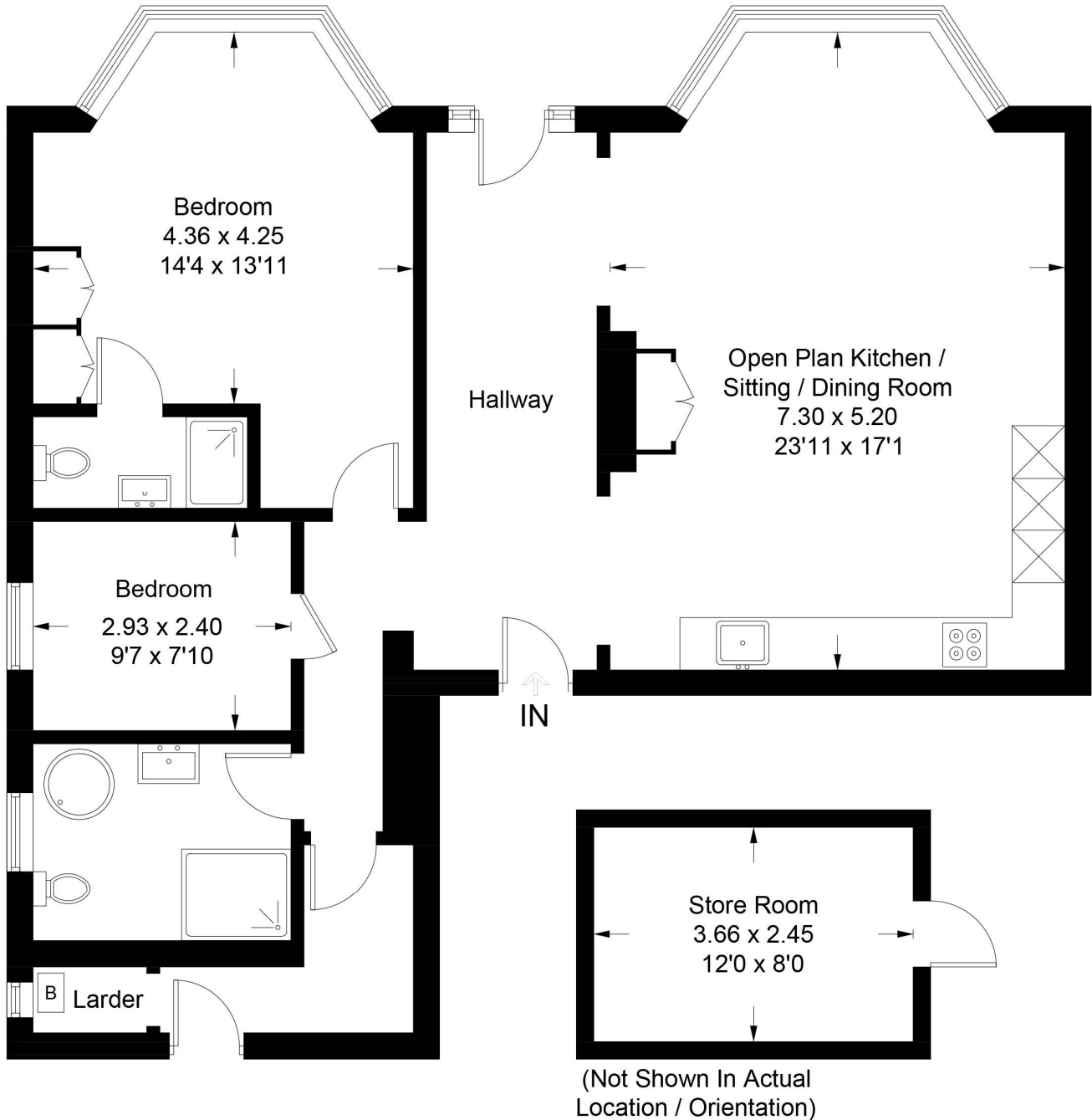


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