



MARTINS ESTATES

SALES AND LETTINGS

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102 Mill Court, Ashford, TN24 8DP

Offers In Excess Of £350,000

3/4 Bedroom Mid-Terrace Townhouse – Prime Location Near Ashford International

This beautifully presented 3/4 bedroom mid-terrace townhouse occupies a sought-after position, just a short walk from Ashford International Passenger Station, offering high-speed connections to St Pancras in just 37 minutes, and close to Ashford town centre.

The accommodation is arranged over three floors and has been meticulously maintained, with recent redecoration and new carpets fitted by the current owners.

On the ground floor, the property offers a welcoming entrance hall, downstairs WC, a dining room, and a kitchen with work surfaces to three walls, equipped with an integrated oven, hob, extractor, dishwasher, washing machine, and space for a fridge/freezer. A thoughtfully converted garage provides a flexible fourth bedroom, home office, or playroom – a versatile space to suit modern living.

The first floor features a bright lounge opening onto a balcony that overlooks a peaceful green space, alongside the third bedroom and a family bathroom.

On the top floor, you will find a spacious master bedroom suite with fitted cupboards and an ensuite shower room, as well as a double second bedroom.

Outside, the property benefits from a pleasant rear garden with a covered deck area and a chalet-style summer house with power and light – ideal for a home office, gym, or creative space.

Additional features include gas central heating and excellent decorative order throughout. This home offers a perfect blend of comfort, versatility, and convenience in a prime Ashford location.

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Garage

13'8" x 8'3" (4.17m x 2.54m)

Kitchen

9'0" x 6'7" (2.75m x 2.03m)

Dining Room

12'6" x 8'3" (3.83m x 2.54)

Bedroom 2

9'10" x 8'7" (3.02m x 2.64m)

Bedroom 1

15'8" x 12'2" (4.78m x 3.71m)

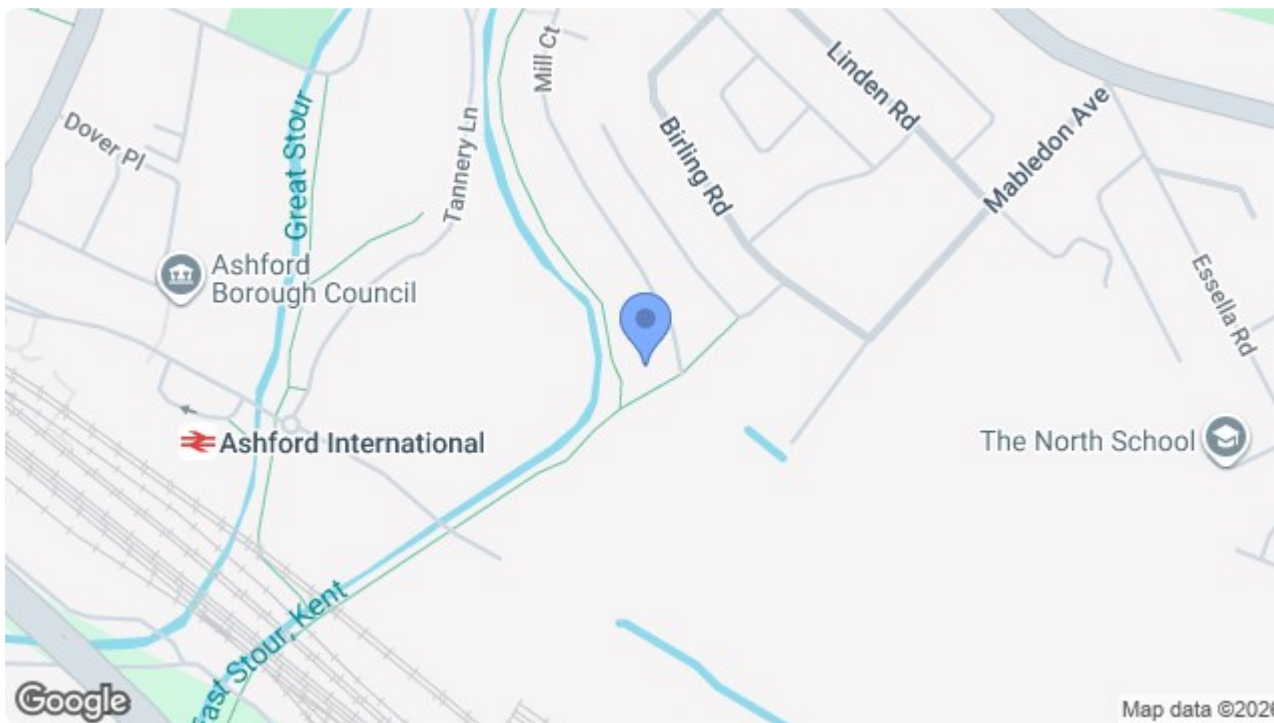
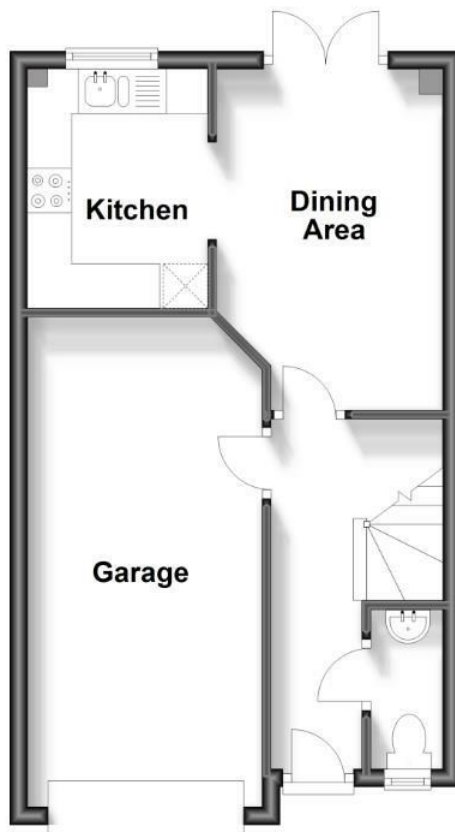
Bedroom 3

11'3" x 9'10" (3.43m x 3.02m)

Lounge

10'5" x 7'8" (3.20m x 2.36m)

Ground Floor
Approx. 38.2 sq. metres (411.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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