



Grace Hill, Folkestone, Kent
Folkestone

Guide Price
£120,000



Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Guide Price £120,000-£130,000.

This beautifully presented one-bedroom top-floor apartment in Grace Hill offers an ideal opportunity for a first-time buyer, buy-to-let investor, or those seeking a convenient lock-up-and-leave by the sea.

Set within an attractive period building, the apartment has been a true labour of love for the current owner. Accessed via a bright communal hallway, flooded with natural light from a large roof window, there is a practical space outside the front door for shoe storage, helping to keep the apartment clutter-free.

Upon entering, a small entrance hallway leads through to a cosy and well-proportioned open-plan kitchen, living and dining area. The room features a character fireplace, which has previously been in working order and could be reinstated subject to the necessary permissions. The modern kitchen is well equipped with integrated appliances including a fridge/freezer and washing machine, while a combi boiler provides efficient central heating throughout the property.

The double bedroom enjoys lovely sea views as well as outlooks over the Kentish Downs, creating a bright and relaxing space. The bathroom is accessed off the bedroom and is a good-sized, well-arranged room.

Further benefits include an exceptionally long lease of over 990 years, peppercorn ground rent, and a low service charge, making this an excellent investment as well as a charming coastal home.







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