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# Grimston Gardens, Folkestone

## Price Guide £369,950



Situated in an enviable West End location with some quite exceptional views over the formal lawned and tree studded grounds of Grimston Gardens is this most appealing first floor flat.

Being just one of three flats in this semi detached period building in the Conservation Area, the well presented accommodation offers a most generous and quite delightful bay fronted sitting room with a most glorious view over Grimston Gardens, 2 double bedrooms, a family bathroom and separate shower room. The kitchen also enjoys some fine views to the front over Grimston Gardens.

Being sold with a share of the Freehold and available to purchase with no onward chain , this well proportioned flat is a short level walk from the famous Leas Promenade and is perfectly placed for both Folkestone West and Folkestone Central railway stations.

Considered to be one of the finest addresses in the West End of Folkestone, the town is fast being recognised by commuters as the perfect place to be with the HSI rail link. Whilst the M20 motorway can be found on the outskirts of the town placing Ashford and beyond withing easy reach.

The Channel Tunnel terminal is just a short distance away by car providing fast access to the Continent.

93-95 Sandgate Road, Folkestone, Kent, CT20 2BQ | 01303 210335  
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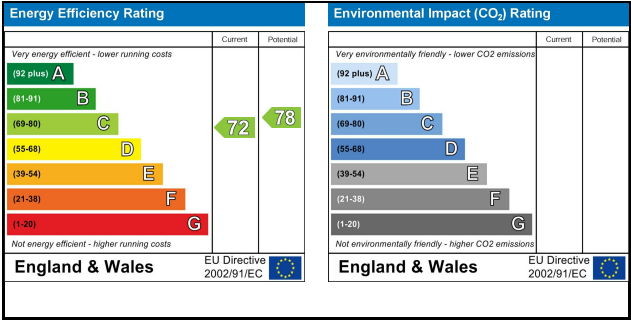
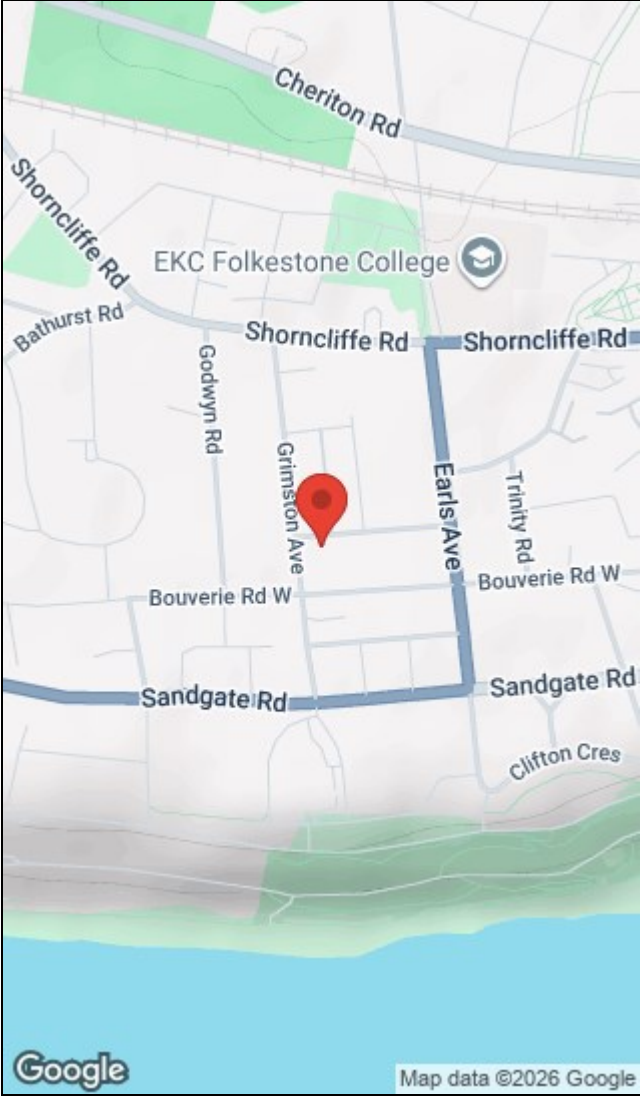
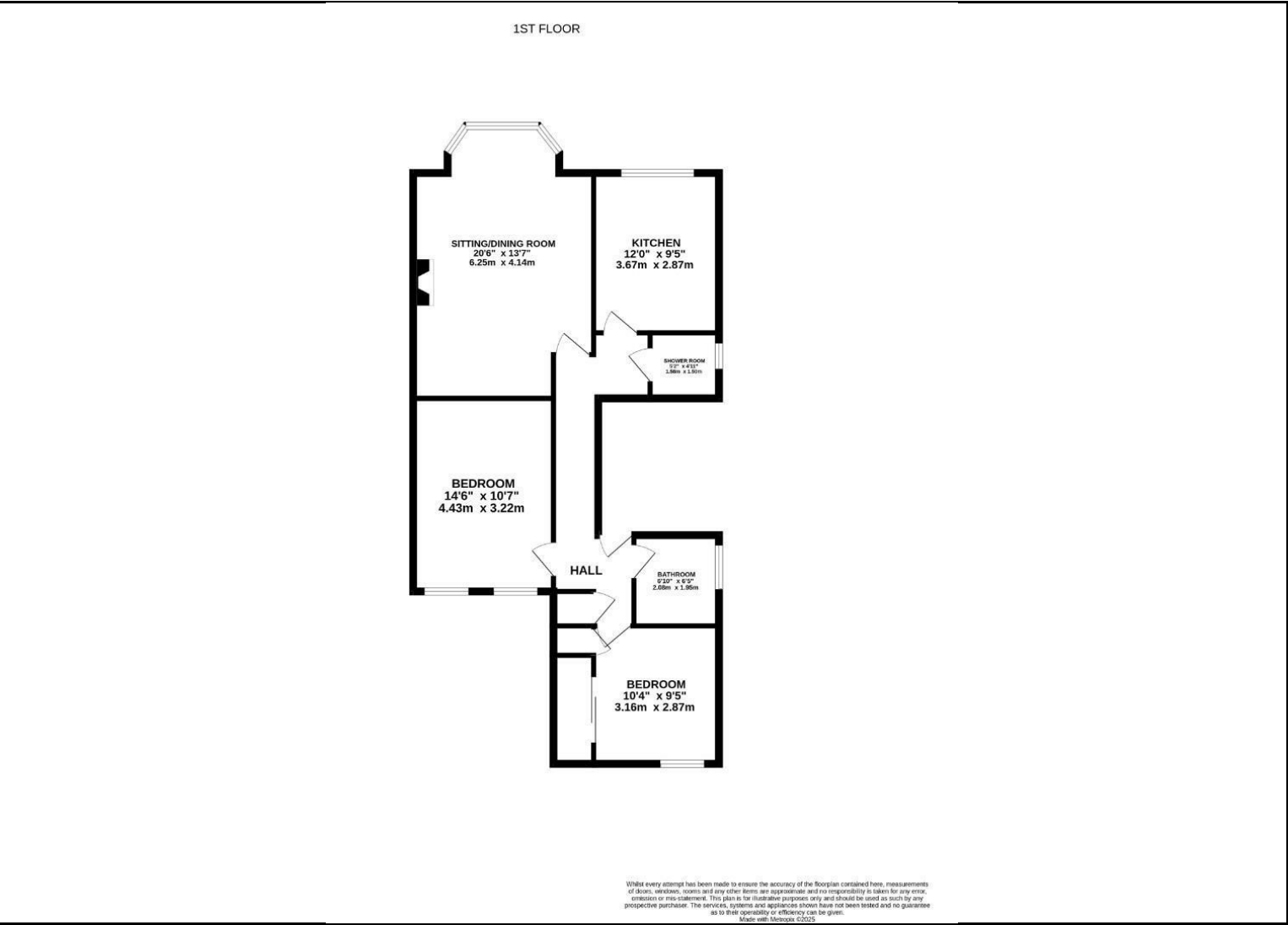




- No Onward Chain
- Glorious views of Grimston Gardens
  - Two Double Bedrooms
  - Bathroom and Shower Room
- Generous Living Room With Bay Window
  - Modern Fitted Kitchen
  - West End Conservation Area
  - Short Stroll to the Leas Promenade
- Convenient for Folkestone West and Folkestone Central Railway Stations
  - Share of Freehold







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