



Apartment 6, 1 Marling Place, Terlingham Gardens
Hawkinge, Folkestone, CT18 7UG
£305,000

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Apartment 6,1 Marling Place

A stylish and contemporary two-bedroom executive penthouse apartment, finished to a high specification and set within the exclusive gated development of Terlingham Gardens. Exclusively for residents aged 55 and over.

Situation

Apartment 6 is set within Terlingham Gardens, an exclusive gated development surrounded by landscaped communal gardens, yet conveniently located within walking distance of Hawkinge village amenities. Hawkinge offers a range of shops, healthcare facilities, eateries and community hubs, with scenic countryside walks close by. Regular bus services connect to Folkestone and Canterbury, both providing mainline rail links to London, including the High-Speed service to St Pancras in under an hour. Excellent road links are available via the M20 along with the Channel Tunnel at Cheriton.

The Property

This exceptional penthouse apartment is situated within an exclusive contemporary-style development, offering a unique and sophisticated lifestyle. Designed with high-quality fixtures and fittings throughout, this spacious home provides both comfort and elegance. The penthouse layout offers maximum privacy and an abundance of natural light throughout the day, with windows facing three different directions, a premium architectural feature that sets this property apart. With no neighbouring apartments on either side, the property enjoys a wonderfully private and peaceful setting, creating the detached, quiet feel of a single-family home while retaining all the convenience, security, and ease of apartment living. The combination of its generous proportions, exceptional privacy, natural light, and high-quality design makes this truly distinctive penthouse residence.

The property benefits from a secure entry system, including electric gates to the development, ensuring a private and exclusive environment. A bright and airy communal entrance hall, complete with a spacious, wheelchair-friendly modern lift and staircase, leads to the apartment. The apartment itself benefits from wide doorways and a generous hallway, providing ease of access.

A separate door from the communal areas opens onto a beautifully landscaped patio area, complete with seating and attractive views across the fountain, providing a peaceful and pleasant space to enjoy the surrounding grounds within Terlingham Gardens.

Additionally, a spacious private, locked storage room is conveniently located on the top landing adjacent to the apartment, providing valuable additional storage and further enhancing the practicality of this exceptional home.

Inside, a wide entrance hallway features two large storage cupboards, while the open-plan sitting area boasts far-reaching sea views. The fully fitted kitchen is equipped with an extensive range of integrated appliances. The apartment offers two generous double bedrooms, one with a luxurious en-suite and built-in wardrobes, complemented by an equally stylish family bath and shower room.

Outside

Residents enjoy allocated parking, visitor parking, and access to an external bike store with power and light, ideal for storing/charging an E-bike. Residents also have full access to all the communal grounds with various seating areas, pergolas, stunning fountain, tranquil walks and pétanque terrain.

Services

All mains' services are understood to be connected. Gas fired underfloor heating throughout the apartment.

Local Authority

Folkestone & Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure Leasehold

Current Council Tax Band: B

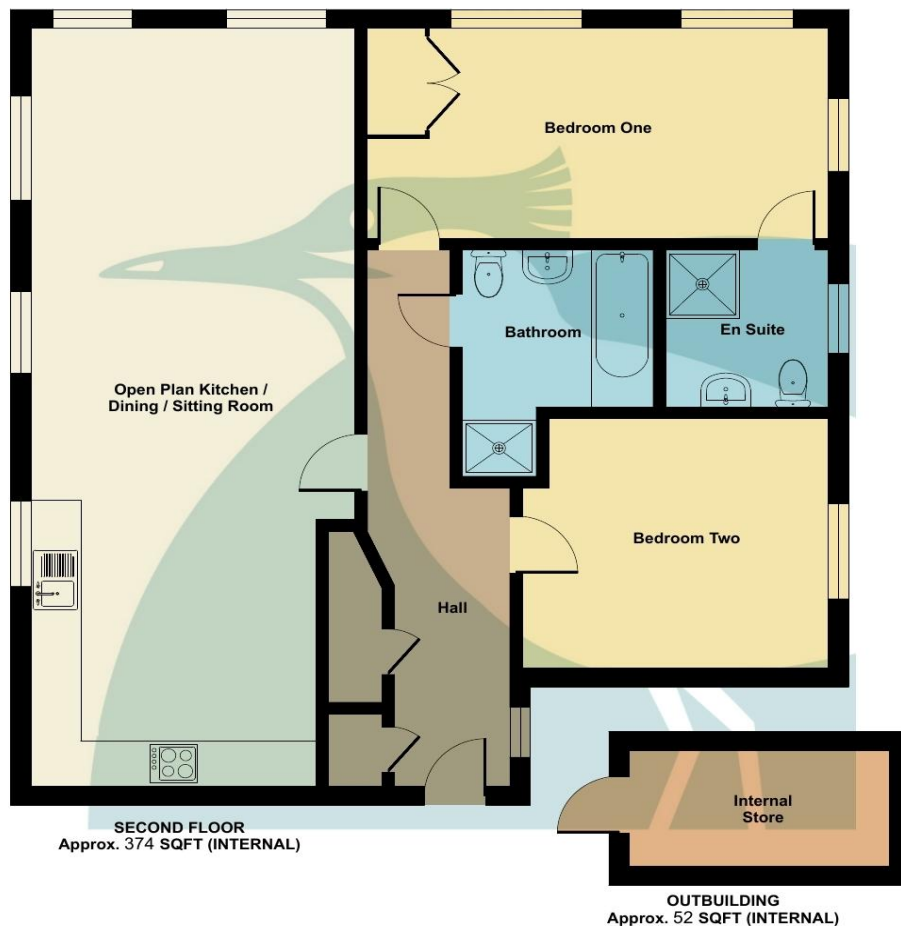
Lease and Service Charge:

Remainder of 999-year lease
Service Charge for 2026 TBC
Remainder of a 10 Year NHBC warranty

There is regular maintenance of all the landscaping, regular cleaning of the windows, common areas and refuse/recycling services are all included as part of the service charge.



To view this property call Colebrook Sturrock on **01303 892000**



Approximate Area = 974 sq ft / 90.5 sq m
Outbuilding = 52 sq ft / 4.8 sq m
Total = 1026 sq ft / 95.3 sq m
For identification only - Not to scale

Entrance Hallway

12' 8" x 4' 7" (3.86m x 1.40m)

Open Plan Kitchen/ Dining/Sitting Room

32' 9" x 12' 11" (9.97m x 3.93m)

Bedroom One

18' 4" x 9' 1" (5.58m x 2.77m)

En Suite

6' 7" x 6' 4" (2.01m x 1.93m)

Bedroom Two

12' 2" x 10' 9" (3.71m x 3.27m)

Bathroom

7' 6" x 6' 6" (2.28m x 1.98m)

Internal Store

10' 4" x 5' 0" (3.15m x 1.52m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1256386

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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