



HUNTERS[®]

HERE TO GET *you* THERE



Channel Close, Folkestone

Asking Price £345,000



Nestled in the charming area of Channel Close, Folkestone, this delightful semi-detached house offers a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The well-appointed kitchen provides a functional space for culinary pursuits, while the three inviting bedrooms offer ample room for family or guests.

The property features a modern bathroom, ensuring that daily routines are both comfortable and efficient. This home has been designed with practicality in mind, making it a wonderful choice for families or professionals seeking a peaceful retreat.

One of the standout features of this residence is the parking space available for two vehicles, a rare find in many urban settings. This added convenience allows for easy access and peace of mind for homeowners.

The property is within an easy stroll of the famous White Cliffs, East Cliff and Warren Country Park. Of national importance for wildlife and geology, it is protected as a Site Of Special Scientific Interest and as a local nature reserve.

The side of the park closest to the town centre features wide open lawns overlooking the cliffs with a playground, bowls club and Pitch and Putt golf course, all watched over by three Napoleonic-era Martello Towers, numbers 1,2 & 3.

Venture further along to The Warren where around 150 species of birds can be found. Young children love the rock-pooling when the tide is out. It is also one of the best sites in southern England to go fossil hunting.



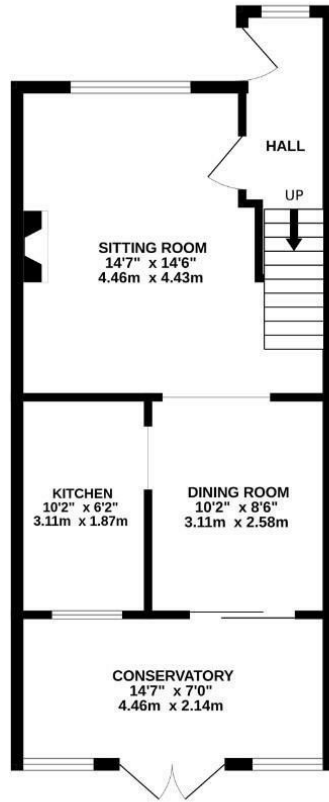
- THREE BEDROOM SEMI DETACHED HOME
 - SITUATED IN A QUIET CUL DE SAC
 - SITTING ROOM WITH DINING AREA
 - CONSERVATORY
 - ENCLOSED REAR GARDEN
 - DRIVEWAY OFFERING PARKING
 - ENTRANCE HALL
- DOUBLE GLAZED & GAS CENTRAL HEATING
- WELL PLACED FOR A SHORT STROLL TO THE EAST CLIFF & WARREN
 - VIEWING RECOMMENDED



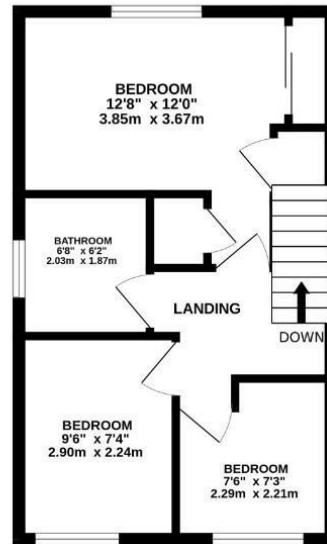




GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.

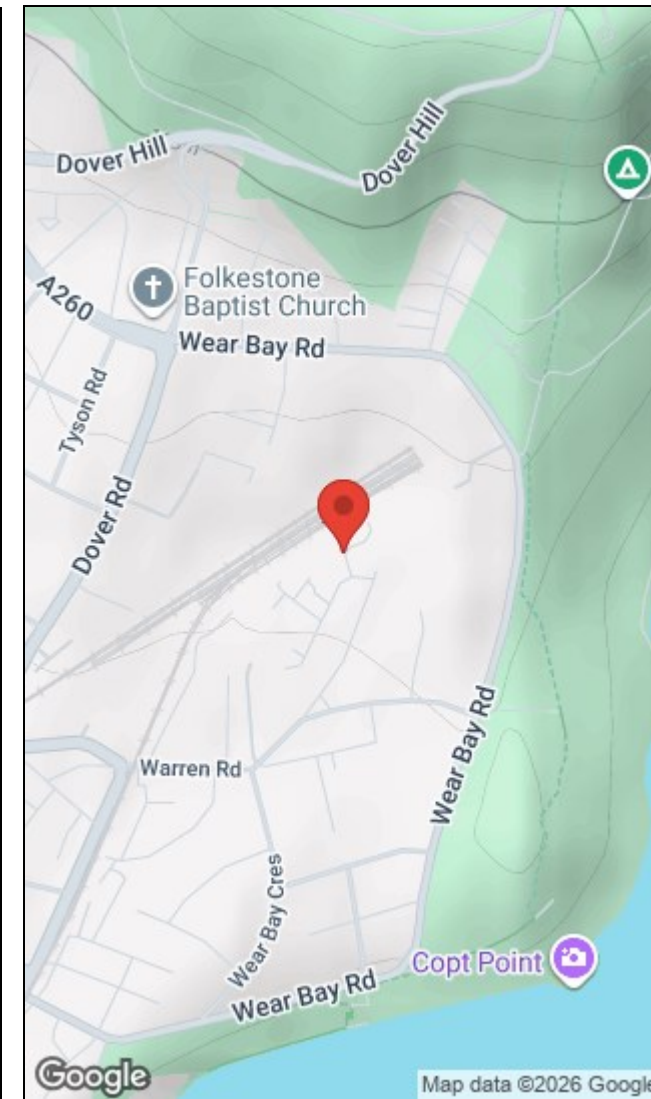


1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	87
	70
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	

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