



49 High Street, Hythe, Kent CT21 5AD



FLAT 1, 61 EARLS AVENUE, FOLKESTONE

**£350,000 Leasehold
To Include A Share Of The Freehold**

An elegant, beautifully appointed, upper ground floor apartment in a highly regarded location within Folkestone's sought after West End, a short walk from Folkestone Central mainline station. Sitting/dining room, well fitted kitchen, two double bedrooms, shower room. Communal gardens, residents parking. EPC C.



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Flat 1, 61 Earls Avenue, Folkestone CT20 2HA

Communal Entrance Hall, Entrance Hall, Sitting/Dining Room, Kitchen/Breakfast Room, Two Double Bedrooms, Shower Room, Residents Parking, Communal Gardens

DESCRIPTION

In a prime West End location, this elegant upper ground floor flat must be seen to be fully appreciated. The communal hallways set the scene with a smart doorway with entry phone system, polished terrazzo floors and a smart deco style staircase. The flat itself offers spacious accommodation with high ceilings and flooded with light from the large windows. The accommodation is attractively presented with an entrance hall, spacious sitting/dining room, well equipped kitchen, two double bedrooms, the principal with walk-in wardrobe, and a shower room. There is also a very useful walk-in storage cupboard from the hallway and ample additional storage.

Within the well tended communal grounds there is residents parking at the front and a wide expanse of lawn to the rear with a variety of specimen trees. The current owners rent a garage at the far end of the garden. They have suggested that this arrangement may to be available to the purchaser too.

SITUATION

Earls Avenue is a sought after location running between Sandgate Road and Shorncliffe Road which provides direct access to Folkestone West and Folkestone Central Mainline Stations. The property is situated within Folkestone's desirable West End 0.7 of a mile from Folkestone town centre and a short, level walk from Folkestone Central Station where the High Speed Link to London, St Pancras is available (journey times of under an hour). The picturesque Leas Promenade is a pleasant stroll away from where access can be gained to the coastal path at the foot of The Leas which can be followed all the way to Folkestone Harbour with the revitalised Harbour Arm with champagne bar, restaurants, cafes and live music. The vibrant village of Sandgate with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants is a little further where the long stretches of shingle beach and sailing club can be found by meandering down one of the pretty lanes or alleyways from the high street. The Cinque Ports Town of Hythe with its bustling High street and Waitrose, is approximately 5 miles away to the west.

There is a variety of sporting facilities available along the coast, including rowing and sailing clubs, cricket, squash and bowls clubs. There are also a choice of golf courses in the immediate vicinity together with the Hotel Imperial Leisure Centre. The High Speed Rail Link service to London, with a journey time to St Pancras of less than an hour, is available at Folkestone West Station and Ashford International (16 miles) and Eurostar services to Paris and Brussels are also available at the latter. The M20 motorway network and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) are about 1 and 3 miles distant respectively.





The accommodation comprises:

COMMUNAL ENTRANCE HALL

Entry door with entry phone system, polished terrazzo floor with staircase continuing to first floor with understairs storage cupboard beneath belonging exclusively to Flat 1, two double glazed windows to side, panelled and glazed fire door to:

ENTRANCE HALL

Entry phone system, access to deep **walk-in storage cupboard**, access to further storage cupboard, two radiators concealed by decorative covers, doors to:

SITTING/DINING ROOM

Impressive polished timber fireplace surround encompassing a cast iron, brass and tiled insert over a granite half, dado rail, picture rail, coved ceiling, decorative ceiling rose, double glazed picture window to rear overlooking the garden, radiator.

KITCHEN/BREAKFAST ROOM

Well fitted with a comprehensive range of contemporary base cupboard and drawer units incorporating integrated dishwasher and washing machine, roll top granite effect work surfaces inset with sink and drainer with mixer tap and five burner induction hob with coloured glass splashback, further bank of coordinating units incorporating integrated eye level oven, integrated fridge and freezer and full height storage cupboards, additional full height storage cupboard also housing the Worcester gas-fired boiler, recessed lighting, extractor hood above the hob, double glazed windows to front and side, radiator.

BEDROOM

Picture rail, coved ceiling, door giving access to **walk-in wardrobe cupboard** equipped with shelving and hanging rails, range of freestanding wardrobe cupboards, double glazed picture window to front, radiator.

BEDROOM

Dado rail, picture rail, bay with double glazed windows to rear overlooking the garden, radiator.

SHOWER ROOM

Well fitted with a contemporary suite comprising twin-sized walk-in shower enclosure with thermostatically controlled monsoon shower, low-level WC, wash basin with mixer tap, vanity drawers below, mirrored vanity cupboard above and full height vanity cupboard and drawers to side, tiled walls, shelved storage cupboard, two obscured double glazed windows to side, heated ladder rack towel rail.

OUTSIDE

There are gardens to the front and rear which are laid extensively to lawn, dotted with a variety of specimen trees including maple, flowering cherry and silver birch amongst others. To the front of the property is a carriage driveway where parking is on a first-come first-served basis.

SERVICE CHARGE

We are advised that the service charge is currently £95 a month.

LEASE DETAILS

The property is sold with a share of the freehold included and the lease length stands at the balance of a 999 year lease from when it was extended a couple of years ago.

NB All information to be verified between solicitors.

EPC Rating Band C

COUNCIL TAX

Band A approx. £1,703.01 (2026/27)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**





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Earls Avenue, Folkestone, CT20

Approximate Gross Internal Area = 97.3 sq m / 1047 sq ft

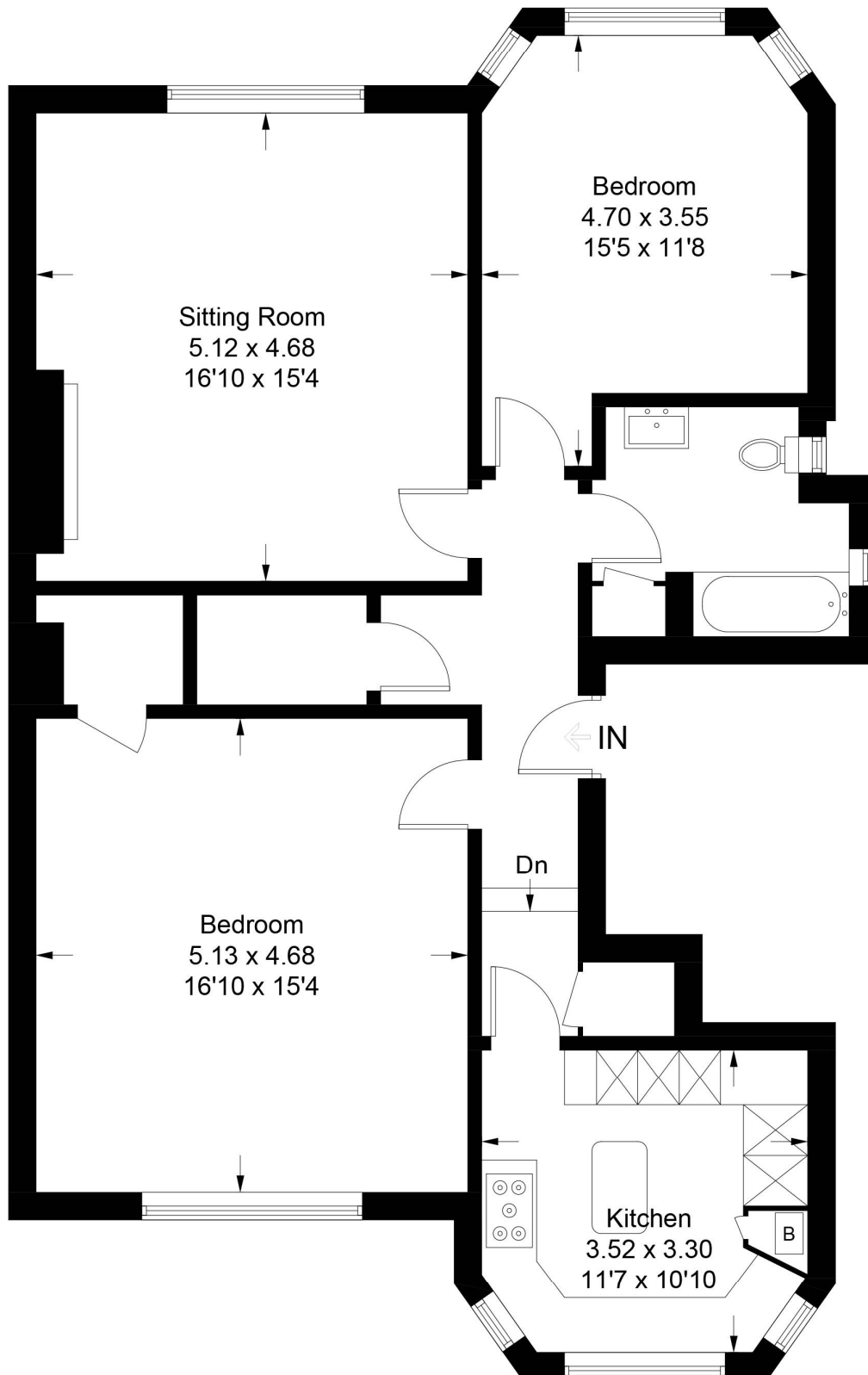


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