



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



**41 COLLINGWOOD COURT,
COLLINGWOOD RISE, FOLKESTONE**

**£175,000 Leasehold
TO INCLUDE A SHARE IN THE FREEHOLD**

This beautifully appointed second floor purpose built flat, served by a lift, enjoys a wonderful open aspect with distant views of the sea. The comfortable accommodation comprises a generous open plan living space leading to the kitchen and balcony, 2 bedrooms and a shower room. Residents parking. EPC D



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**41 Collingwood Court,
Collingwood Rise, Folkestone CT20 3PX**

**Communal Entrance Hall with Lift and Stairs to Second Floor,
Entrance Hall, Sitting/Dining Room, Kitchen,
Two Bedrooms, Shower Room,
Residents Parking**

DESCRIPTION

A well-presented and particularly light and airy second-floor apartment, in a sought after location from where it enjoys a wonderful open aspect with distant views of the sea.. The property benefits from lift access, is being sold with a share of the freehold included and the benefit of no onward chain all adding to its appeal.

The accommodation comprises an entrance hall leading to a generous living space flooded with light from the expansive south facing glazing, opening onto the south facing balcony from where distant views of the sea can be enjoyed and open plan to the well fitted kitchen. There are two bedrooms and a smartly fitted shower room. There is also the benefit of residents parking.

The apartment would make an excellent home for those seeking well-proportioned, easily maintained accommodation, whilst also offering considerable appeal as a second home or investment property.

SITUATION

Collingwood Rise is situated in a popular residential area on the western side of Folkestone, enjoying a convenient position within easy reach of the town centre and the sought-after village of Sandgate with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants. The long stretches of shingle beach and sailing club can be found by meandering down one of the pretty alleyways from the high street and the coastal path can be followed along the foot of The Leas all the way to vibrant Harbour Arm and seafront. Folkestone town centre is readily accessible and offers an excellent range of shops, cafés, restaurants and leisure facilities, together with the picturesque Lower Leas Coastal Park and beaches which are also within easy reach.

The area is well served by local schools, everyday amenities and public transport, while Folkestone West (approx. 1 mile distant) and Folkestone Central railway stations provide regular services to London St Pancras, with high-speed journey times of around 53 minutes. The M20 motorway is also easily accessible, providing convenient connections towards Canterbury, Ashford and London, as well as the Channel Tunnel and continental Europe.

The accommodation comprises:

COMMUNAL ENTRANCE HALL

With entry phone system, lift and stairs rising to second floor. Timber effect composite and obscured double glazed door opening to:

ENTRANCE HALL

Recess with hanging for coats, doors to:



SITTING/DINING ROOM

A generous space with coved ceiling, built-in storage cupboard, double glazed window to side, double glazed sliding patio door opening to the balcony and enjoying distant views of the sea, further double glazed window to front enjoying views to the sea, two electric radiators, doorway and square aperture to:

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating space and plumbing for washing machine, space for freestanding fridge and space for freestanding cooker, roll top wood effect work surfaces inset with one and a half bowl stainless steel sink and drainer with mixer tap, tiled splashbacks, range of coordinating wall cupboards, double glazed window to front enjoying distant views of the sea.

BALCONY

A generous south facing space with tiled floor and enclosed by obscured glazed balustrade, the perfect vantage point from which to enjoy the views to the sea in the distance.

BEDROOM

Double glazed window to front, electric radiator.

BEDROOM

Coved ceiling, double glazed window to front, electric radiator, sliding door to:

SHOWER ROOM

Tiled shower enclosure fitted with Mira shower, low-level WC, pedestal washbasin, walls tiled to half height, coved ceiling, extractor fan, electric radiator, built-in storage cupboard housing factory-lagged hot water cylinder with immersion heater.

OUTSIDE

Resident's **PARKING** on a first-come, first-served basis.

LEASE DETAILS

We are advised that there are circa 970 years remaining on the lease although we understand that a share in the freehold is included.

SERVICE CHARGE

We are advised that the current service charge is circa £2096 per annum.

NB All information to be verified between solicitors.

EPC Rating Band D

COUNCIL TAX

Band B approx. £1,970.33 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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

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Second Floor

Approx. 57.7 sq. metres (621.2 sq. feet)
(excluding Balcony)



Total area: approx. 57.7 sq. metres (621.2 sq. feet)