



56B Earls Avenue Folkestone Kent CT20 2HB

Guide £250,000

colebrooksturrock.com





56B Earls Avenue

Folkestone CT20 2HB

Beautifully renovated, this elegant apartment combines period charm, contemporary design and a private sauna in one of Folkestone's most sought-after locations.

Situation

Situated on one of Folkestone's most sought-after tree-lined avenues, this elegant upper ground floor apartment occupies a prime position within easy walking distance of a range of local amenities. Both Folkestone West and Folkestone Central railway stations are nearby, offering High Speed services to London St Pancras in under an hour.

The iconic Leas promenade is a short stroll away, where breathtaking views across the English Channel to France can be enjoyed alongside scenic coastal walks, the historic bandstand and Leas Cliff Hall. Picturesque pathways descend to the beach and the vibrant Harbour Arm, renowned for its exceptional selection of restaurants, cafés, bars, live entertainment and seasonal events.

The property also benefits from its proximity to several highly regarded schools, including both the boys' and girls' grammar schools, making it an ideal choice for families and professionals seeking an outstanding coastal lifestyle with excellent transport connections.

The Property

Occupying the upper ground floor of an attractive period building, this beautifully presented two-bedroom apartment has been thoughtfully renovated to create a stylish home that effortlessly combines character with contemporary living.

Flooded with natural light and benefiting from impressive high ceilings throughout, the accommodation centres around a spacious open-plan living area, finished to an exceptional standard and designed with modern lifestyles in mind.

Both bedrooms are generous doubles, with one of them benefiting from an en-suite shower room,

whilst a separate family bathroom serves the remaining accommodation.

A particular feature is the addition of a private sauna, providing a unique space to relax and unwind.

Every aspect of the apartment has been carefully considered, resulting in a home that is both elegant and practical, further enhanced by the security of a long lease.

Services

We understand all main services are available.

Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Leasehold

Years remaining on Lease – 99 years

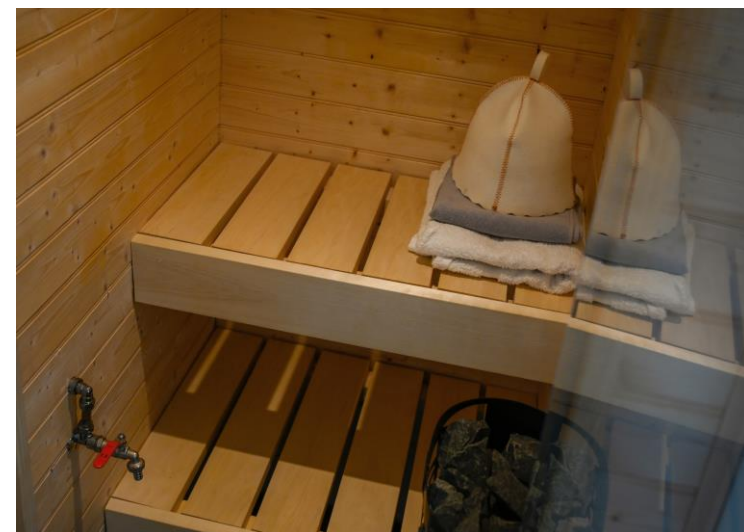
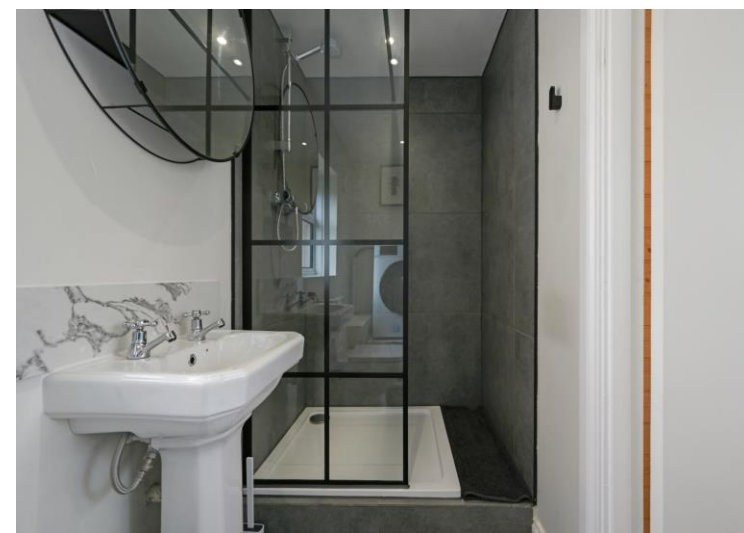
Service charge - £2,345 per annum to include buildings insurance

Current Council Tax Band: B

EPC Rating: C

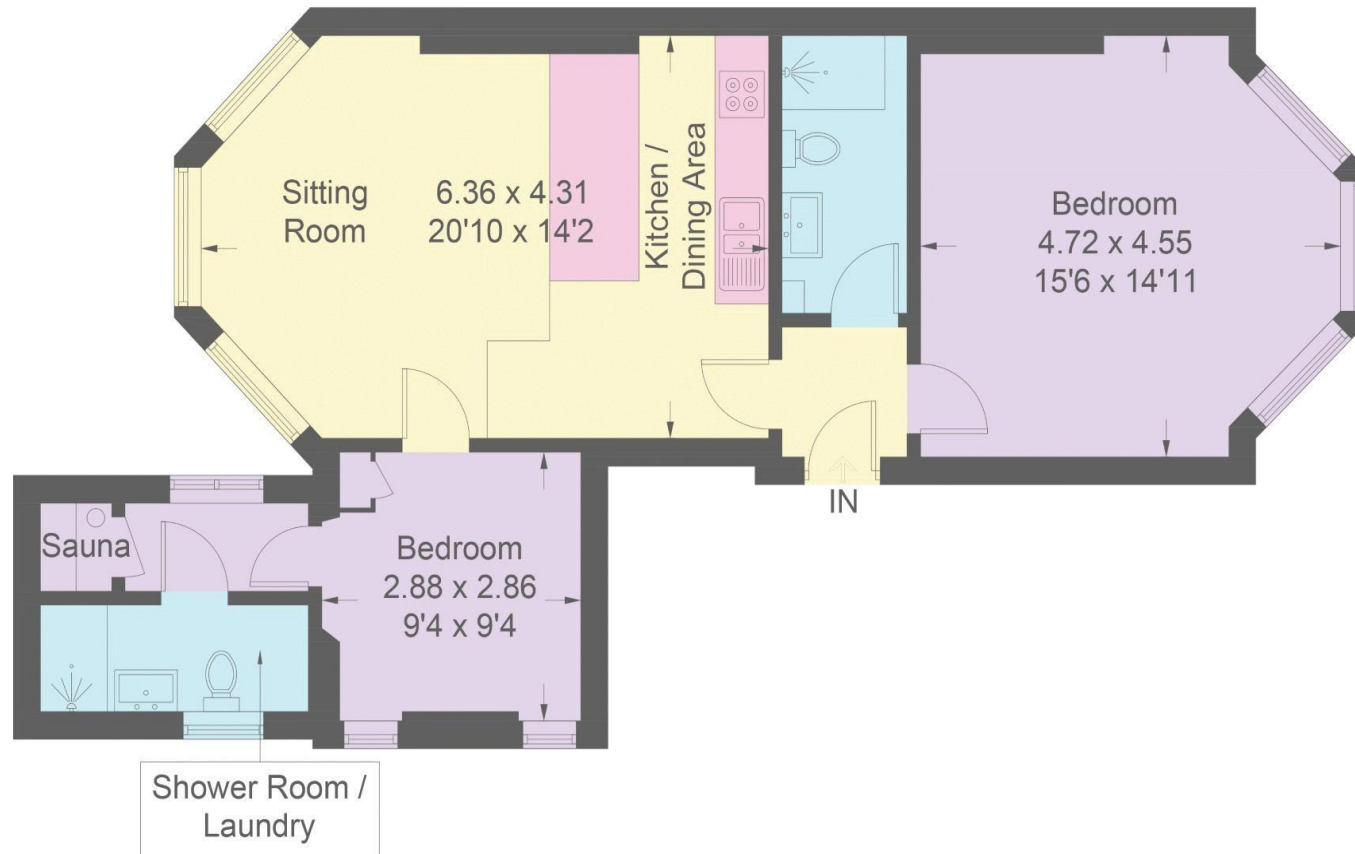
Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 260666**

56B Earls Avenue, Folkestone



Approximate Gross Internal Area = 68.3 sq m / 735 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1324367)
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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