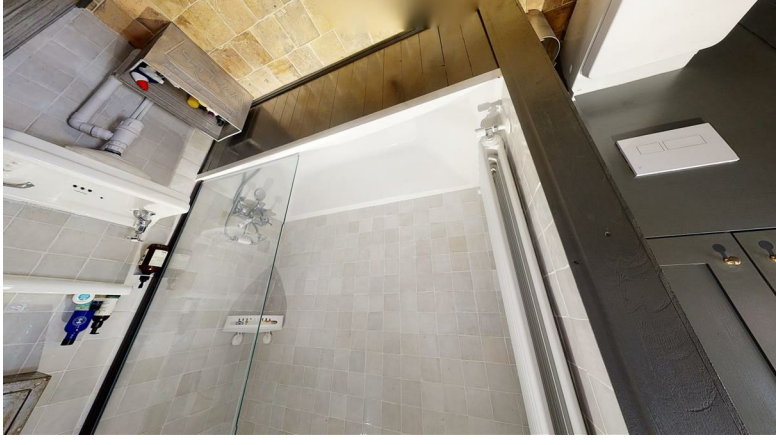


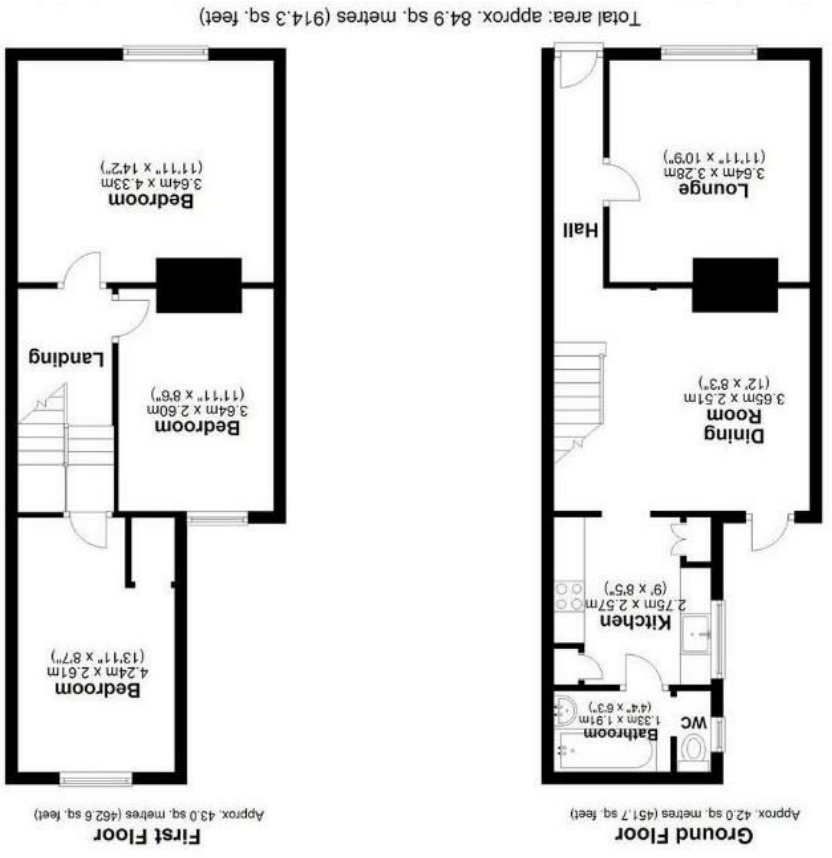
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Standard	C (55-68)
Less energy efficient - higher running costs	D (45-54)
Not energy efficient - higher running costs	E (39-44)
	F (21-38)
	G (1-20)
Current	65
Potential	82



EAST CLIFF FOLKESTONE



**EAST CLIFF
 FOLKESTONE**

GUIDE PRICE £310,000

- Council Tax Band: B
- Cosy Lounge With Log Burner
- Three Good Size Bedrooms
- Bespoke Kitchen
- Modern Bathroom
- Courtyard Garden
- Moments From The Beach
- Sought After Location

ABOUT

STYLISH SEASIDE COTTAGE BEAUTIFULLY PRESENTED BY THE CURRENT OWNERS!

Miles & Barr are delighted to market this unique home which is full of character and style, ready for the next owner to move straight home. The fantastic location is always popular with first time buyers, families or buyers looking for that peaceful life by the sea. East Cliff is a quiet no through road made up of old fisherman cottages and period homes. It is less than 10 minutes walk from the front door to the beach.

Via the entrance porch you are greeted in the hallway which opens up to the dining room with door to the garden and access to the kitchen. At the front there is a cosy lounge with log burner. The kitchen is handmade solid wood with butler sink and heated stone floor which carries on to the bathroom. Upstairs are three good size bedrooms full of natural light. The owners have also exposed and renewed the original floorboards throughout which complete the feel of this bespoke home. There is a secure courtyard garden to the rear, a great place to relax with a drink or BBQ after a day at the beach.

LOCATION

Fast becoming a sought after place to be, Folkestone has seen much regeneration over the past few years, with much more planned going forward, especially surrounding the town centre and Harbour. Folkestone has a large array of shops, boutiques and restaurants as well as many hotels and tourist attractions. Folkestone is fortunate to have two High Speed Rail links to London, both offering a London commute in under an hour. There are great transport links to surrounding towns and cities and easy access to the continent too. With so much going on and with the future bright, Folkestone is an excellent location to both live and invest in.

DESCRIPTION

Ground Floor

Entrance Hall

Lounge 11'11" x 10'9" (3.63m x 3.28m)

Dining Room 12'0" x 8'3" (3.66m x 2.51m)

Kitchen 9' x 8'5" (2.74m x 2.57m)

Bathroom 4'4" x 6'3" (1.32m x 1.91m)

First Floor

Bedroom One 11'11" x 14'2" (3.63m x 4.32m)

Bedroom Two 11'11" x 8'6" (3.63m x 2.59m)

Bedroom Three 13'11" x 8'7" (4.24m x 2.62m)

External

Garden

