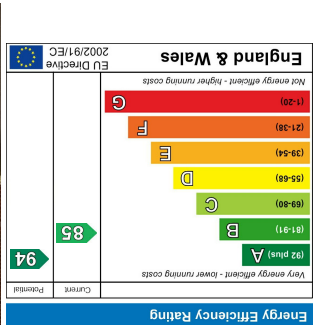


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific 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](http://www.milesandbarr.co.uk/referral-fee-disclosure)



5 CASTLE MEWS  
FOLKESTONE

GUIDE PRICE £475,000



**miles & barr**  
YOUR PROPERTY AGENT

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**The Property Ombudsman**  
**PROTECTED**  
**propertymark**  
**PROTECTED**  
**Relocation network**



- Four bedrooms
- Two en-suite shower rooms
- Central location yet in a private road
- South facing garden and large balcony
- Short walk to the station and the seafront
- Modern finish throughout

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.

ABOUT

BEAUTIFUL MODERN HOME IDEALLY LOCATED IN A HIGHLY SOUGHT AFTER ROAD IN THE WEST END OF FOLKESTONE!

MILES & BARR are delighted to offer this stunning property in the Castle Mews development off Castle Hill Avenue in Folkestone's salubrious West End. Set in this prime residential area which is just a short distance from Folkestone Central with High Speed Links to London, this property mixes contemporary design with a stylish interior along with a landscaped garden & stunning south facing balcony.

Entering the property on the ground floor you are greeted by a large entrance hall with plenty of storage, here is the first of four bedrooms with large en-suite shower room and patio doors to the garden. There is also internal access to the garage with electric up & over door. On the first floor is an open plan lounge / diner boasting bright bay window. There is also a separate WC and then the modern fitted kitchen well equipped with integrated appliances and double doors to the balcony. On the second floor are three further bedrooms, one with another en-suite shower room, family bathroom plus plenty of built in wardrobes. Outside you have a low maintenance front and rear garden with rear access. The property has been beautifully maintained by the current owner and in turn key condition.

DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

BEDROOM TWO 14'4" x 9'10" (4.39m x 3.00m)

EN-SUITE SHOWER ROOM

FIRST FLOOR

KITCHEN 12'2" x 12'0" (3.71m x 3.66m)

LOUNGE/DINER 20'0" x 16'2" (6.12m x 4.95m)

WC

SECOND FLOOR

BEDROOM ONE 16'4" x 11'10" (4.98m x 3.63m)

EN-SUITE SHOWER ROOM

BEDROOM THREE 10'5" x 9'8" (3.18m x 2.95m)

BEDROOM FOUR 11'8" x 8'3" (3.58m x 2.54m)

FAMILY BATHROOM

EXTERNAL

REAR GARDEN

INTEGRATED GARAGE

PARKING

