

www.milesandbarr.co.uk/referral-fee-disclosure

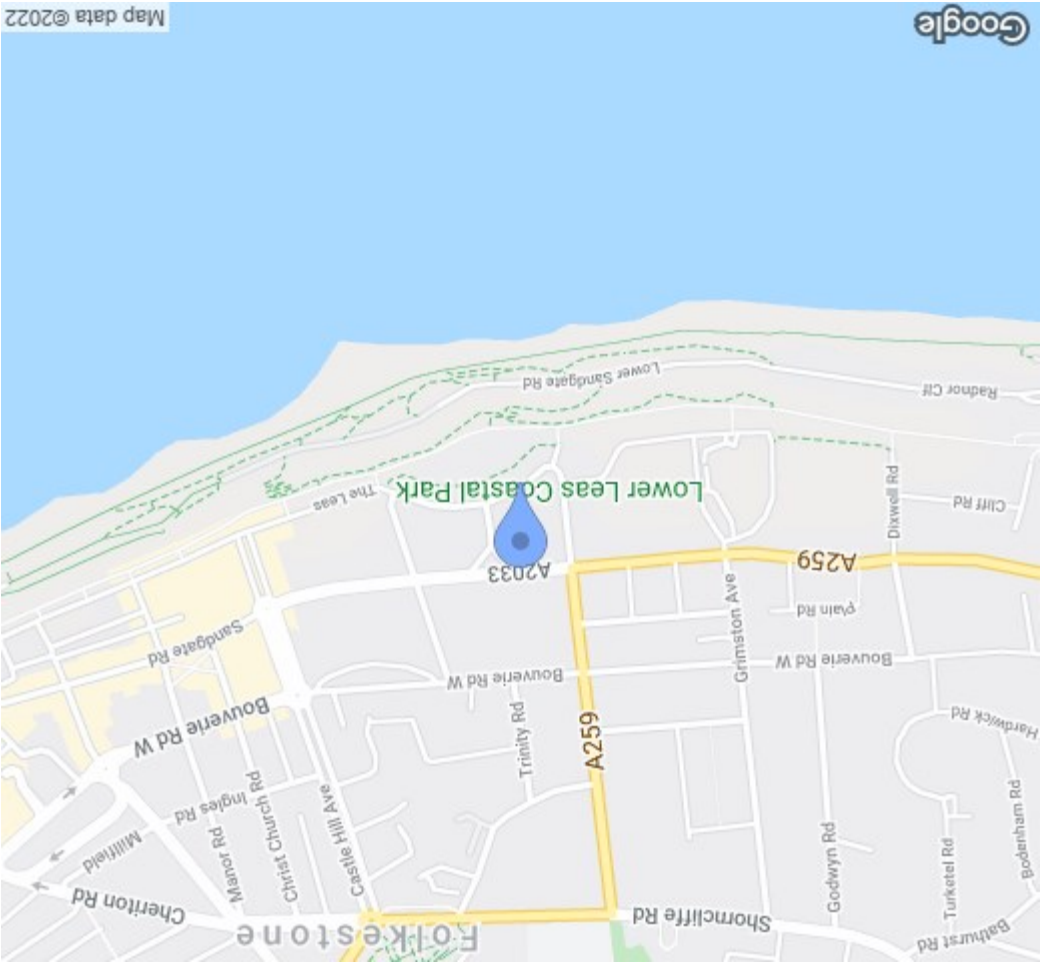
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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:



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(43-54)
F	(31-42)
G	(21-30)
H	(1-20)
Very energy efficient - lower running costs	
Climate	Passive
Energy Efficiency Rating	



101 Sandgate Road, Folkestone, Kent, CT20 2BQ  
t: 01303 255335 e: folkestone@milesandbarr.co.uk



CLIFTON CRESCENT, FOLKESTONE



CLIFTON CRESCENT  
FOLKESTONE

£285,000

- Two Double Bedrooms
- Sea Views
- Popular West End Location
- High Speed Link to London
- Grade II Listed
- Chain Free Sale
- Utility Room
- Ground Floor

## LOCATION

### West End

Famed for it's sought after and salubrious location, the West End of Folkestone is arguably the most desirable place to live. It provides an array of homes ranging from large executive styles to period apartments on the sea front and is most enjoyed for its close proximity to the sea and town and also the great train links it offers to London, allowing a commute in under an hour!

### Folkestone

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

GRADE II LISTED GROUND FLOOR SEA VIEW  
APARTMENT IN SOUGHT AFTER LOCATION!

MILES AND BARR are very pleased to present this two bedroom home to the market available to buy with a tenant in situ until September 2022.

Located in a popular road in the West End, this home is set within easy reach of the town centre and sea front, great schooling at both Junior and Grammar levels as well as excellent transport links via road and train, including the high speed link to London, making this home ideally situated for all your needs.

The home is set on the ground floor of a beautiful building and provides sea views to the front with direct access on to the communal gardens. The accommodation comprises; entrance hall, large lounge/diner, kitchen, utility room, two double bedrooms and a family bathroom. Externally there is a small plot of garden to the front.

Homes in this location are often sought and often sell quickly, so don't delay and call MILES AND BARR today.

We must make buyers aware there is currently a tenant in situ paying £725pcm and has a tenancy agreement until September 2022 but would be happy to stay longer. Currently there are 66 years left on the lease. Cash buyers only.

## DESCRIPTION

Entrance

Private Door

Lounge / Diner 23'1" x 15'2" (7.04m x 4.62m)

Kitchen 11'8" x 10'10" (3.56m x 3.30m)

Utility Room 7'2" x 6'5" (2.18m x 1.96m)

Bedroom One 21'8" x 15'3" (6.60m x 4.65m)

Bedroom Two 11'4" x 10'4" (3.45m x 3.15m)

Bathroom

External

