



smith  
woolley

chartered surveyors

9, East Cliff, Folkestone, CT19 6BU

Guide Price £240,000



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## Folkestone, CT19 6BU

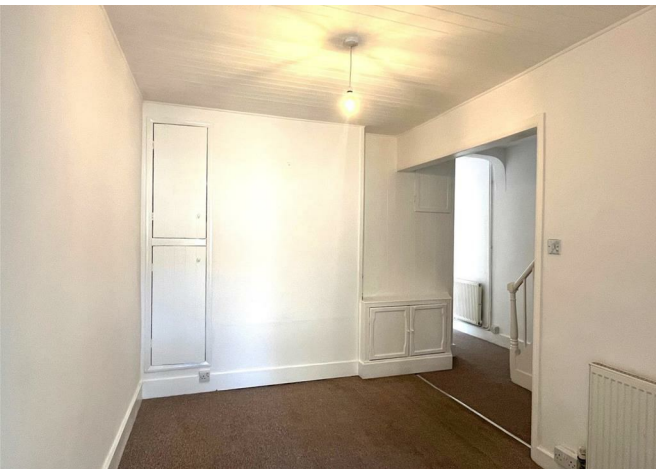
Tucked away in a quiet location in the charming area of East Cliff, Folkestone, this delightful mid-terrace house offers a perfect blend of modern living and classic character. The property enjoys a generous 1,021 square feet of well-designed space, making it an ideal home for families or couples seeking comfort and convenience.

Upon entering, you are welcomed by two inviting reception rooms that provide ample space for relaxation and entertaining as well as a spacious, modern kitchen. Upstairs, the property also comprises two spacious double bedrooms and a large family bathroom with bath and separate shower cubicle. Outside, the rear courtyard garden offers a private outdoor space, perfect for enjoying sunny days or hosting gatherings with friends and family.

Location is key, and this property does not disappoint. It is situated close to the popular harbour arm and beach, allowing residents to enjoy the vibrant coastal lifestyle that Folkestone has to offer. With its blend of modern amenities and historical charm, this home is a wonderful opportunity for those looking to settle in a picturesque seaside town.

NO CHAIN.

NB. The vendor of this property is an employee of Smith Woolley.







## Full Description

### Hallway

### Lounge

### Dining Room

### Kitchen

### Bedroom 1

### Bedroom 2

### Bathroom

### Garden

12'3" x 11'4" (3.75 x 3.46)

12'5" x 8'11" (3.81 x 2.74)

13'10" x 8'3" (4.24 x 2.53)

14'11" x 12'3" (4.55 x 3.75)

12'5" x 8'11" (3.81 x 2.74)

13'10" x 8'3" (4.24 x 2.53)

- Quiet location close to Harbour Arm and Beaches
- 2 double bedrooms
- 2 reception rooms
- Sheltered courtyard rear garden
- Spacious bathroom
- NO CHAIN

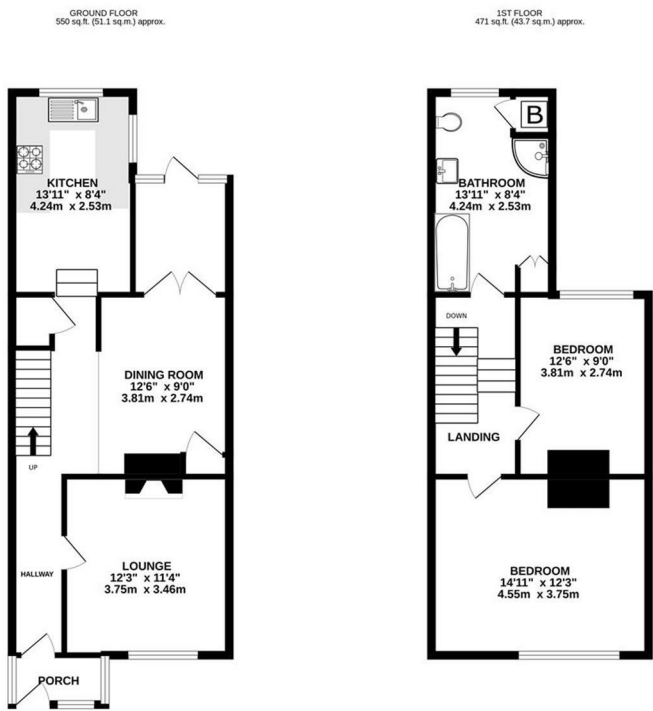






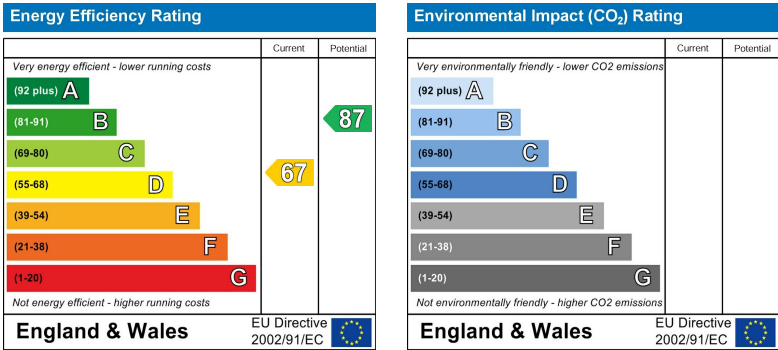


Floor Plans (\*Additional floors may be continued on further brochure pages)



TOTAL FLOOR AREA: 1021 sq.ft. (94.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewing

Please contact our Office on 01303 226622 if you wish to arrange a viewing appointment for this property or require further information.