

smith  
woolley

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Flat 3, 42, Shorncliffe Road, Folkestone, CT20 2NB

£218,000



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## Folkestone, CT20 2NB

Ideally located on the popular Shorncliffe Road in Folkestone, this delightful first floor 2 bedroom flat offers a perfect blend of traditional features and modern living. With a very spacious open-plan living and dining room, this property provides ample space for both relaxation and entertaining. The south-facing aspect ensures that the lounge benefits from lovely natural light, accentuated by the large bay window that creates a warm and inviting atmosphere.

The property also benefits from two good sized double bedrooms with a large walk-in wardrobe to the main bedroom. The separate, modern south facing kitchen is light and spacious. The family bathroom is thoughtfully designed, complete with separate shower and bath, and a separate W.C.

This property is not only bright and inviting, but also conveniently located, offering easy access to local town amenities and very close to Folkestone Central Rail Station. It is also within a few minutes walk of Kingsnorth Gardens, making it perfect for both commuting and relaxing. With its appealing features and prime location, viewing is highly recommended.

Leasehold: 148 Years remaining.

NO CHAIN.







## Full Description

### Living Room

21'3" x 17'2" (6.48 x 5.25)

### Kitchen

9'7" x 11'7" (2.94 x 3.55)

### Bedroom 1

19'0" x 8'8" (5.80 x 2.66)

### Bedroom 2

13'8" x 8'2" (4.19 x 2.49)

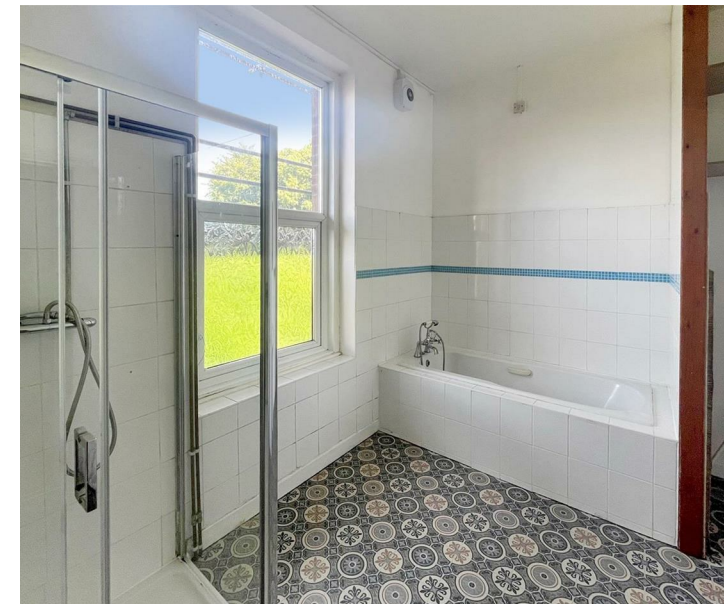
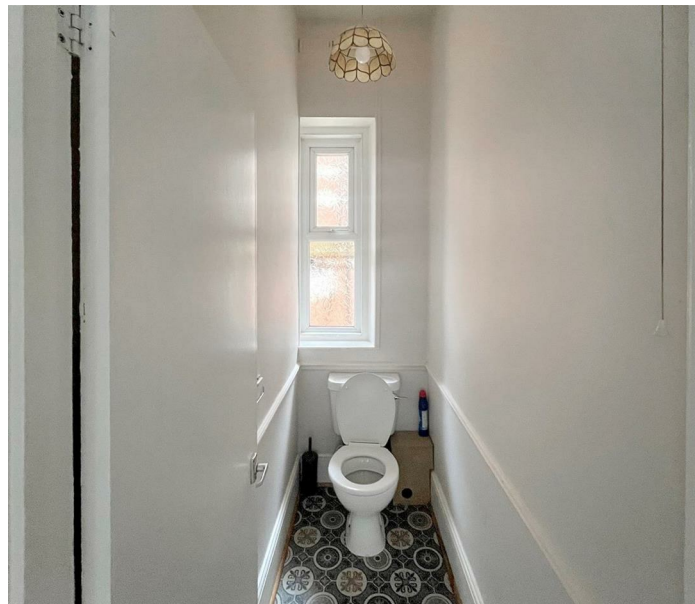
### Bathroom

### Separate W.C

### Storage Room

6'6" x 8'4" (2.00 x 2.56)

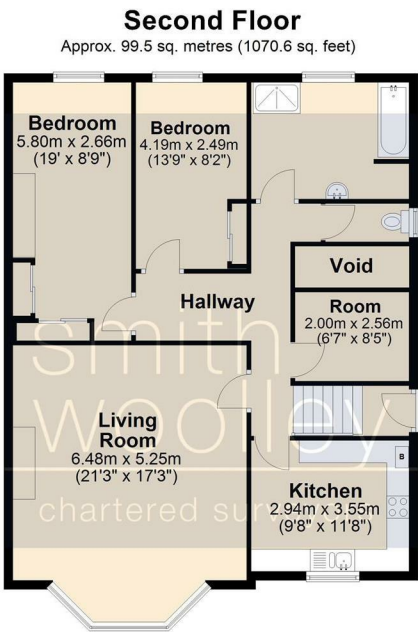
- NO CHAIN
- 2 double bedrooms
- Spacious and light
- Close to High Speed Rail Links
- Close proximity to Town Centre and Local Amenities





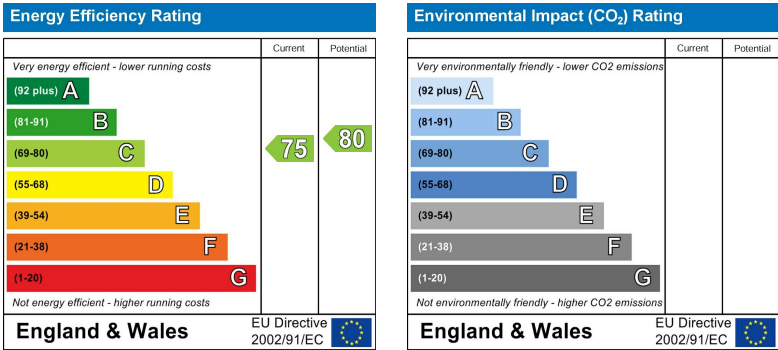


Floor Plans (\*Additional floors may be continued on further brochure pages)



Total area: approx. 99.5 sq. metres (1070.6 sq. feet)

EPC



Viewing

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