



49 High Street, Hythe, Kent CT21 5AD



**6A EARLS AVENUE,  
FOLKESTONE**

**£625,000 Leasehold  
To Include A Share Of The Freehold**

In an exclusive West End location, seconds from The Leas Promenade and within a pleasant level walk of Folkestone West & Central, this stunning upper ground floor 2 bedroom apartment exudes charm, character and originality throughout the 1880 sq ft of beautifully appointed accommodation. EPC D.



[www.lawrenceandco.co.uk](http://www.lawrenceandco.co.uk)

Tel: 01303 266022

email: [findahome@lawrenceandco.co.uk](mailto:findahome@lawrenceandco.co.uk)

# **6A Earls Avenue Folkestone CT20 2HW**

**Communal Entrance Hall, Entrance Hall, Dining Hall, Sitting Room,  
Kitchen/Dining/Living Space, Two Bedrooms (One En-Suite), Shower Room,  
Private Garden**

## **DESCRIPTION**

Situated in a prime West End Location, seconds from the famous Leas Promenade, this stunning apartment occupies the upper ground floor of this handsome Victorian building. The apartment which comprises a total of 1800 square feet of accommodation, is beautifully presented throughout and having been sympathetically converted, retains a wealth of original features including impressive fireplaces, joinery and architectural mouldings.

The building is approached via a flight of marble steps from where one can see The Leas and the sea. On entering the property you are welcomed by a beautifully panelled entrance hall beyond which the elegantly proportioned accommodation comprises a magnificent dining hall with an impressive fireplace, mullioned stained glass windows depicting coats of arms and beautiful panelling. The accommodation radiates from here and includes a particularly generous sitting room, a magnificent kitchen/dining/living space designed to compliment a modern lifestyle, with bespoke cabinetry and other enviable features, two double bedrooms (one with en-suite shower room and walk-in wardrobe) and a smartly equipped shower room.

The apartment benefits from its own private garden which has been thoughtfully planted for year round interest and provides a beautiful environment for alfresco dining and entertaining. On street parking is readily available and permits can be purchased from the local authority.

## **SITUATION**

Earls Avenue is a particularly sought after location leading to The Leas Promenade and Shorncliffe Road which provides direct access to Folkestone West Mainline Station. The property is situated within Folkestone's sought after West End approximately 1 mile from Folkestone town centre and a short, level walk from Folkestone Central Station where the High Speed Link to London, St Pancras is available (journey times of under an hour). The picturesque Leas Promenade is moments away from where access can be gained to the coastal path at the foot of The Leas which can be followed all the way to Folkestone Harbour with the recently revitalised Harbour Arm with champagne bar, restaurants, cafes and live music. The vibrant village of Sandgate with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants is a little further where the long stretches of shingle beach and sailing club can be found by meandering down one of the pretty lanes or alleyways from the high street. The Cinque Ports Town of Hythe with its bustling High street and Waitrose, is approximately 5 miles away to the west.

There is a variety of sporting facilities available along the coast, including rowing and sailing clubs, cricket, squash and bowls clubs. There are also a choice of golf courses in the immediate vicinity together with the Hotel Imperial Leisure Centre. The High Speed Rail Link service to London, with a journey time to St Pancras of less than an hour, is available at Folkestone West Station and Ashford International (16 miles). The M20 motorway network and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) are about 1 and 3 miles distant respectively.



The accommodation comprises:

### **COMMUNAL ENTRANCE HALL**

Marble tiled floor in a geometric design, panelled and astragal glazed door with astragal glazed fan light and windows to either side within a polished oak frame opening to:

### **ENTRANCE HALL**

Polished timber floorboards, oak panelled walls, deep moulded cornice, obscured glazed door to:

### **DINING HALL**

Polished timber floorboards, impressive fireplace surround and over mantle with fireplace opening framed by William Morris inspired tiles with marble slip with carved frieze, reeded columns with corinthian capitals to either side flanking a central mirror with arched dentil moulded detail above, walls panelled to 3/4 height crowned by a dentil moulded plate rail with corbel supports, leaded and stained glass windows depicting coats of arms within painted stone mullions with polished oak window sill, radiator, doors to:

### **SITTING ROOM**

A generous space with high-level level moulded cornice concealing up-lighting illuminating a beautiful deep moulded original cornice above and the geometrically moulded ceiling, polished engineered oak herringbone parquet flooring throughout, polished timber mantelpiece with William De Morgan style tiled and painted surround, bay with sash windows to front, two contemporary column radiators, deep walk-in storage cupboard housing the workings of the media system and with aperture and housing for a projector.

### **KITCHEN/LIVING SPACE**

A generous space fitted with a comprehensive range of bespoke cabinetry incorporating a full height storage cupboard containing plumbing and provision for washing machine and tumble dryer, integrated Miele dishwasher, wine rack and

deep pan drawers, square edged quartz worktops inset with four burner induction hob and under mounted with stainless steel sink with mixer tap, polished granite upstands coordinating with the worktop on the central island unit which incorporates a desk area, further freestanding dresser style unit with leaded and stained glass doors to either side, full height shelved pantry, Bolection polished marble moulded fireplace surround with decorative carved detailing above and polished timber mantelpiece with dentil moulded corbel supports beneath, walls panelled to 3/4 height topped by a plate rail with dentil moulded detailing, geometrically moulded ceiling and deep cornice, polished timber floorboards with geometrically designed wood block surround, bay with sash windows overlooking the garden, radiator, further contemporary column radiator, panelled and glazed door to:

### **REAR HALLWAY**

Encaustic tiled floor, range of base cupboard and drawer units with wood block worktops, panelled and glazed door opening to and overlooking the garden, windows to side.

### **BEDROOM**

Attractive painted fireplace surround with brass surround flanked by blue and white oriental inspired tiled inserts, wall light point, picture rail, deep moulded cornice, geometrically moulded ceiling, corner bay with secondary glazed sash windows to front, radiator.

### **SHOWER ROOM**

Generously sized walk-in shower enclosure with Grohe thermostatically controlled rain-head shower with separate handheld attachment, carrara marble worktop under mounted with wash basin with mixer tap, coordinating upstand and vanity cupboards below, low level WC with high-level cistern, ceramic tiled floor in a greyed timber effect, shelved linen cupboard, walls tiled to half height, sash window to side, Art Nouveau inspired cast iron column radiator, heated ladder rack towel rail.



## **BEDROOM**

Pair of high-level arched fan light windows above a panelled wall, window to rear overlooking the garden, radiator, doors to walk-in storage cupboard fitted with hanging rails, shelving and housing the gas fired boiler, further door to:

## **EN-SUITE SHOWER ROOM**

Shower enclosure fitted with thermostatically controlled rain-head shower with separate handheld attachment, low-level WC with concealed cistern, wall mounted wash basin with vanity cupboard below, marble effect panelling to walls, contemporary column radiator, sash window to rear, extractor fan, recessed lighting.

## **TENURE**

Whilst there is the remainder of a 999 year lease which commenced in 1961, we understand that a share in the freehold is included. There is NO ground rent payable.

## **SERVICE CHARGE**

We are advised that the service charge is circa £234 per calendar month.

All information to be verified by respective parties solicitors.

## **THE GARDEN**

Directly to the rear of the property is an elevated Millboard composite decked terrace with Millboard steps to two sides leading to the remainder of the garden which is well enclosed by brick built walls and close boarded timber panelled fencing. There is a generous Indian limestone paved terrace incorporating an outdoor kitchen area with granite worktops and backed by beds raised by railway sleepers and planted with a variety of shrubs, herbaceous and other plants including yucca, phormium, palm, strawberries and various herbs. Beyond this the garden is largely lawned with further borders similarly stocked with a variety of plants for year-round interest. Within the garden is a generally sized storage shed.

**NB** Beyond the garden is an open green space which is owned and maintained by a consortium of neighbours.

## **EPC Rating Band D**

## **COUNCIL TAX**

Band D approx. £2341.63 (2024/25)  
Folkestone & Hythe District Council.

## **VIEWING**

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**



Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.



# Earls Avenue, Folkestone, CT20

Approximate Gross Internal Area = 174.7 sq m / 1880 sq ft

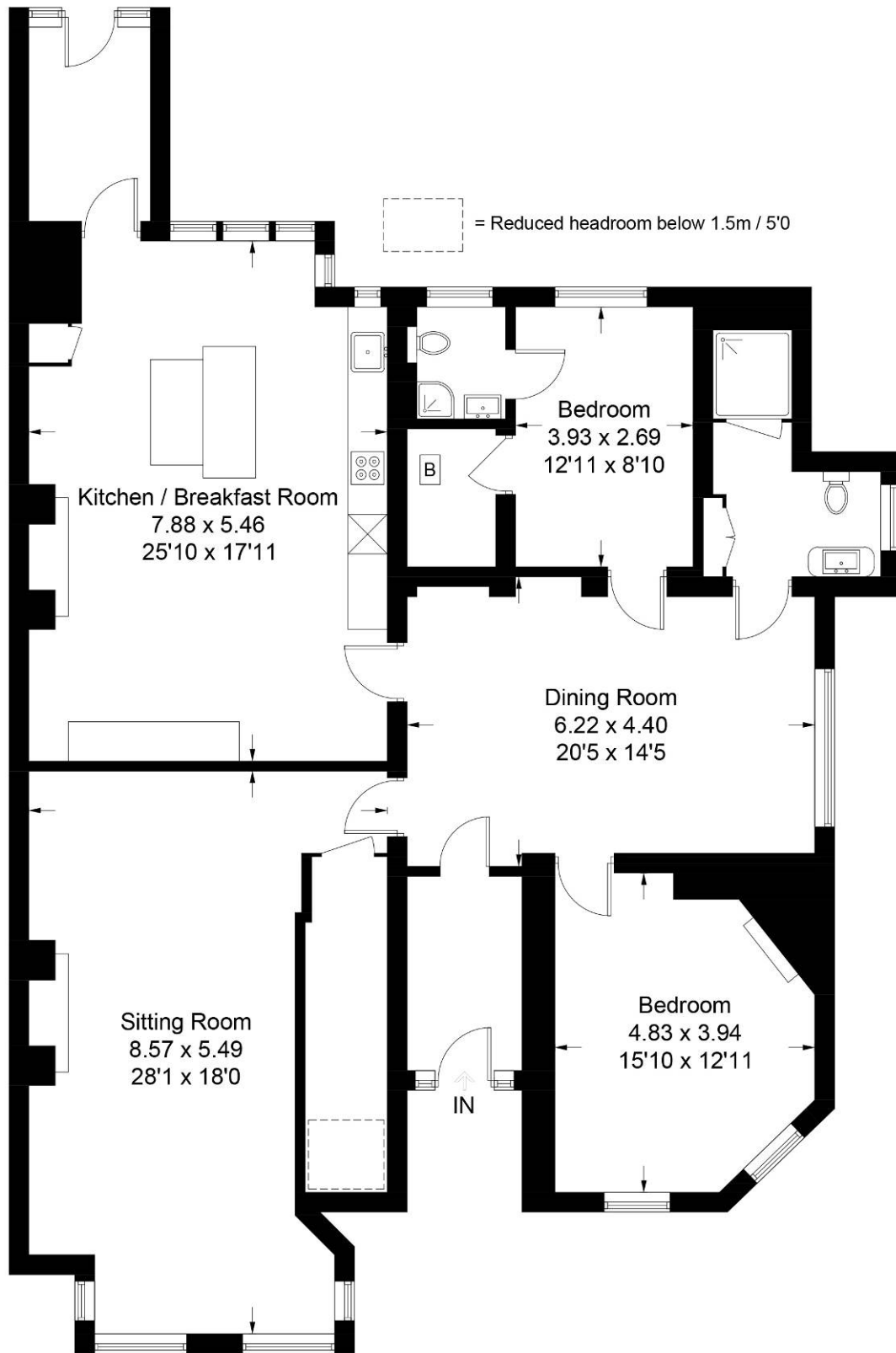


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1088143)