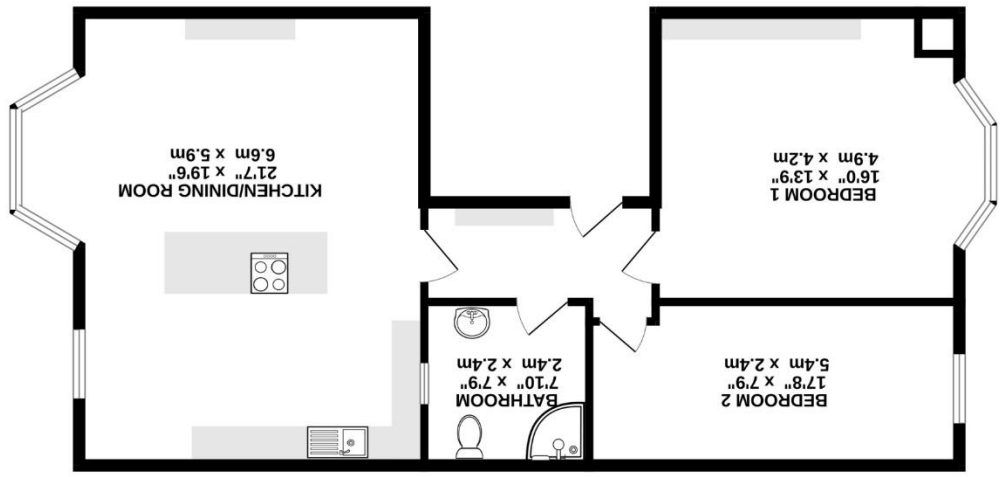


PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

Written every attempt has been made to ensure the accuracy of the diagrams contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any inaccuracy or omission. The plan for prospective purchasers will be based on the best available information. The services, systems and appliances shown have been read and no guarantee is made with respect to any of them.



GROUND FLOOR (77.5 sq.m.) approx.
834 sq.ft. (77.5 sq.m.) approx.










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Clifton Gardens, Folkestone



£325,000

Share of Freehold

- Two Bedroom Apartment With Sea Views
- Newly Renovated To An Exceptional Standard
- Private Communal Gardens
- Share Of Freehold
- £0 Ground Rent
- Lift Access
- Modern Fitted Kitchen With Integrated Appliances
- Close To Folkestone Seafront
- 951 Years Lease Remaining
- EPC Rating C

Welcome to Clifton Gardens, a newly refurbished two-bedroom apartment located ideally within the vibrant seaside town of Folkestone. Positioned less than 50 yards from the stunning cliffside promenade of The Leas, this property boasts breathtaking sea views which stretch across the English Channel to France, that transform daily living into a picturesque experience.

The apartment features an array of traditional Victorian features and high ceilings, blended with a modern, contemporary finish and engineered oak flooring throughout, perfect for entertaining or relaxing while soaking in the tranquil coastal scenery.

The stylish kitchen is equipped with contemporary units, solid oak worktops, Belfast sink and fully integrated appliances including an induction hob with integrated downdraft extractor, making it a delightful space for any aspiring home chef. The spacious living area benefits from a feature fireplace and large bay window that overlooks the adjoining Clifton Gardens, allowing natural light to soak the room and compliment the neutral decor. Both bedrooms are generously sized with ample natural light, with the primary bedroom benefiting from built in wardrobes and bay frontage with sea views across the English Channel. The main shower room has also been recently refurbished and offers a clean and contemporary space.

With its prime location, residents can enjoy access to private communal gardens to the rear of the building, leisurely strolls along the coast, charming local cafes, and easy access to the vibrant Town Centre and Creative Quarter. Whether you seek a serene getaway or a quaint seaside lifestyle, this apartment is a perfect choice for those who appreciate comfort and convenience with a view.

