



West Cliff Gardens, , Folkestone, CT20 1SZ

- FANTASTIC TWO BEDROOM APARTMENT
- WALKING DISTANCE TO FOLKESTONE HS1 STATION
- BALCONY WITH SEA GLIMPSES
- LIFT IN BUILDING
- NO ONWARD CHAIN
- SET IN HEART OF FOLKESTONE TOWN CENTRE
- HUGE APARTMENT - LARGE LOUNGE AND LIVING SPACE
- ON ROAD AND CAR PARK PERMIT PARKING
- RECENTLY RE DECORATED THROUGHOUT
- EPC - AWAITING DETAILS

Asking Price £220,000



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DESCRIPTION

GUIDE PRICE - £220,000-230,000 - NO ONWARD CHAIN - Nestled in the vibrant heart of Folkestone Town Centre, this fantastic two-bedroom apartment in Westcliff House offers an abundance of space and potential. Recently redecorated throughout, the property boasts a generous layout that is sure to impress.

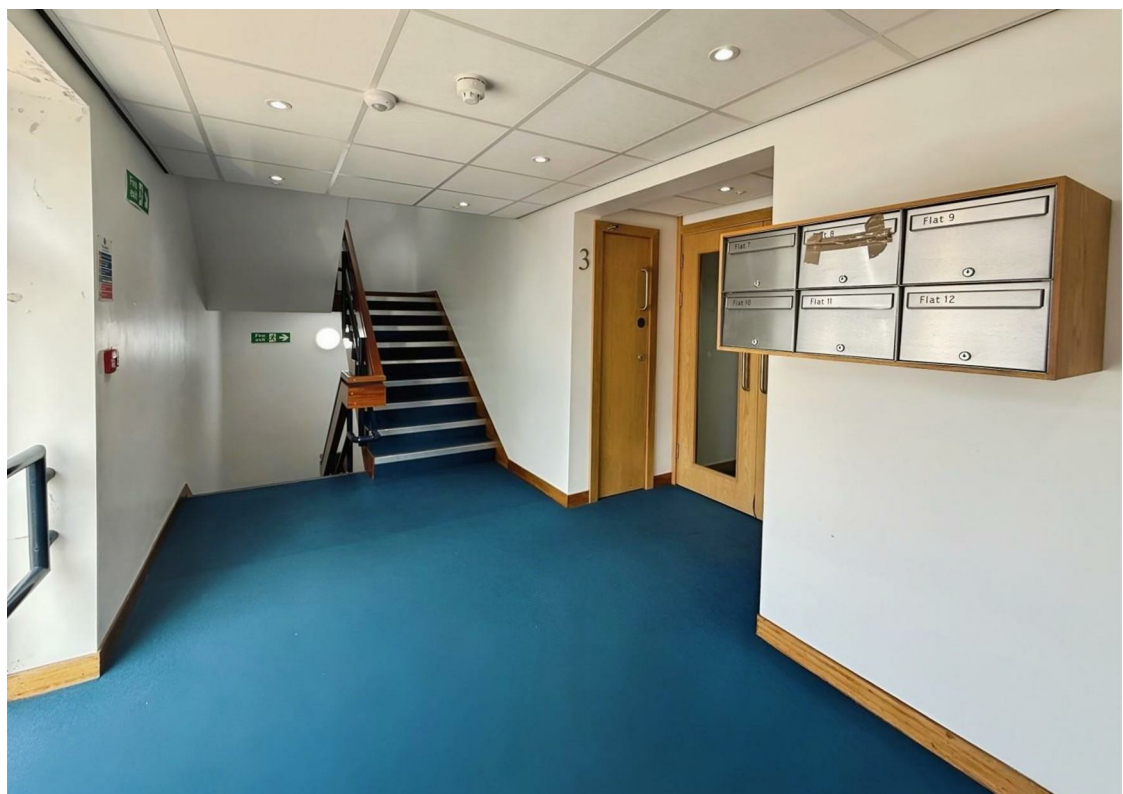
As you enter, you are greeted by a good size hallway that leads into the heart of the property. There is a spacious lounge that provides a perfect setting for relaxation and entertainment. The separate dining area is ideal for hosting family and friends, while the decent-sized kitchen offers practicality and convenience. Both double bedrooms are well-proportioned, ensuring comfort and privacy for all occupants.

One of the standout features of this apartment is the lovely balcony area, which provides delightful glimpses of the sea, making it a perfect spot to unwind with a morning coffee or an evening glass of wine. Although the property would benefit from some modernisation, it presents a fantastic footprint that allows for personalisation and enhancement to suit your taste.

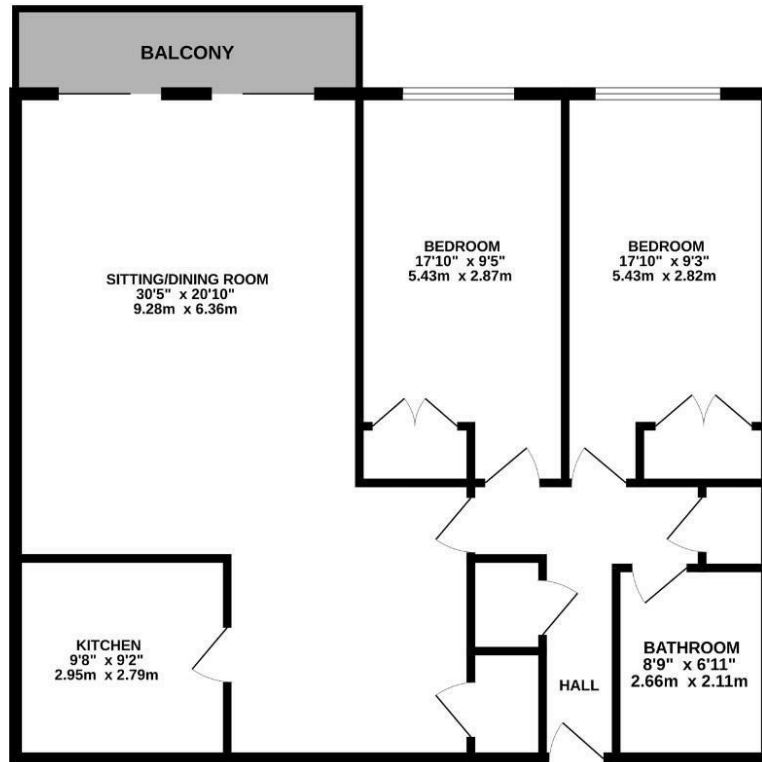
On-road parking is available, with permits obtainable in the area, adding to the convenience of this central location. With no onward chain, this apartment is ready for you to move in and enjoy straight away. Whether you are a first-time buyer or looking for a spacious home in a prime location, this property is not to be missed. Embrace the opportunity to create your dream living space in this charming Folkestone apartment.

This property will be coming with a new lease - this is currently being set in motion.





3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency can be given.
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Viewings

Please contact folkestone@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.