



## Whitecliffs, The Leas, , Folkestone, CT20 2DT

- Glorious Sea Views - To France on a clear day.
- 2 Bedrooms
- Kitchen and Utility Room
- Spacious Hallway
- Fronting The Leas Promenade
- Purpose Built Raised Ground Floor Apartment
- Generous L Shaped Living Room
- Family Bathroom
- Underground Parking
- Generous Balcony with Glass Balustrade.

**Asking Price £340,000**





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## DESCRIPTION

Whitecliffs is a much admired, sought after, purpose built development of apartments fronting the historic Leas promenade.

The raised ground floor apartment offers most enviable and glorious views over the English Channel towards France on a clear day.

The well proportioned accommodation offered includes a most generous hallway which makes for a fine welcome to the property. Doors in turn lead to a most inviting L shaped living room having glazed sliding doors extending virtually the width of one wall to the front which offer enviable views and access to a substantial balcony with glass balustrade. To the rear there are 2 bedrooms along with a family bathroom. The kitchen includes a range of integrated appliances and enjoys an enviable view. In addition there is a useful separate utility room.

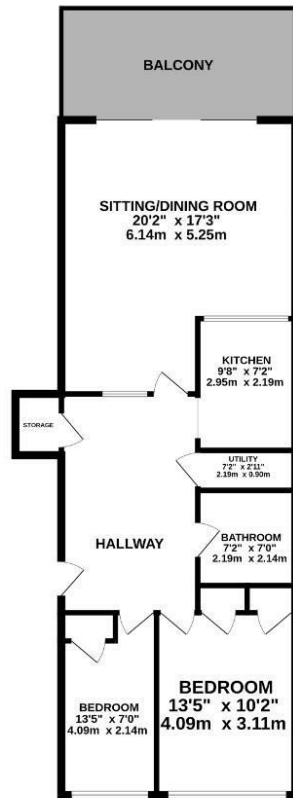
The Leas promenade is a mile long stretch that is steeped in history and was formerly owned by Lord Radnor. It offers a beautiful place to sit and relax. The Leas is also famous for the Grade II Listed water balanced funicular railway, presently undergoing restoration.

Agents note: The photographs presently being used on our brochure are library pictures. The property is presently let out on an Assured Shorthold Tenancy Agreement and the tenant will be vacating in February 2026. Once vacant, fresh photographs will be taken and used on our brochure.





GROUND FLOOR



Whilst every effort 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 as to their operability or efficiency can be given.  
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### Viewings

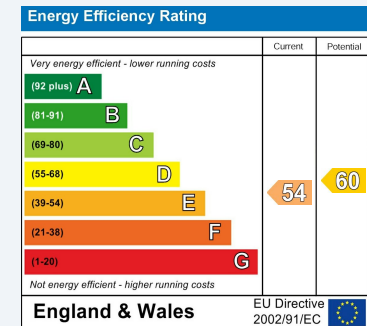
Please contact [folkestone@hunters.com](mailto:folkestone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.



93-95 Sandgate Road, Folkestone, CT20 2BQ  
Tel: 01303 210335 Email: [folkestone@hunters.com](mailto:folkestone@hunters.com) <https://www.hunters.com>

