



## The Stade, Folkestone

- SEA VIEWS
- ON THE BEACH FRONT
- CLOSE TO LOCAL AMENITIES
- FREEHOLD
- EPC - D
- NO ONWARD CHAIN

Guide Price £425,000

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HERE TO GET *you* THERE

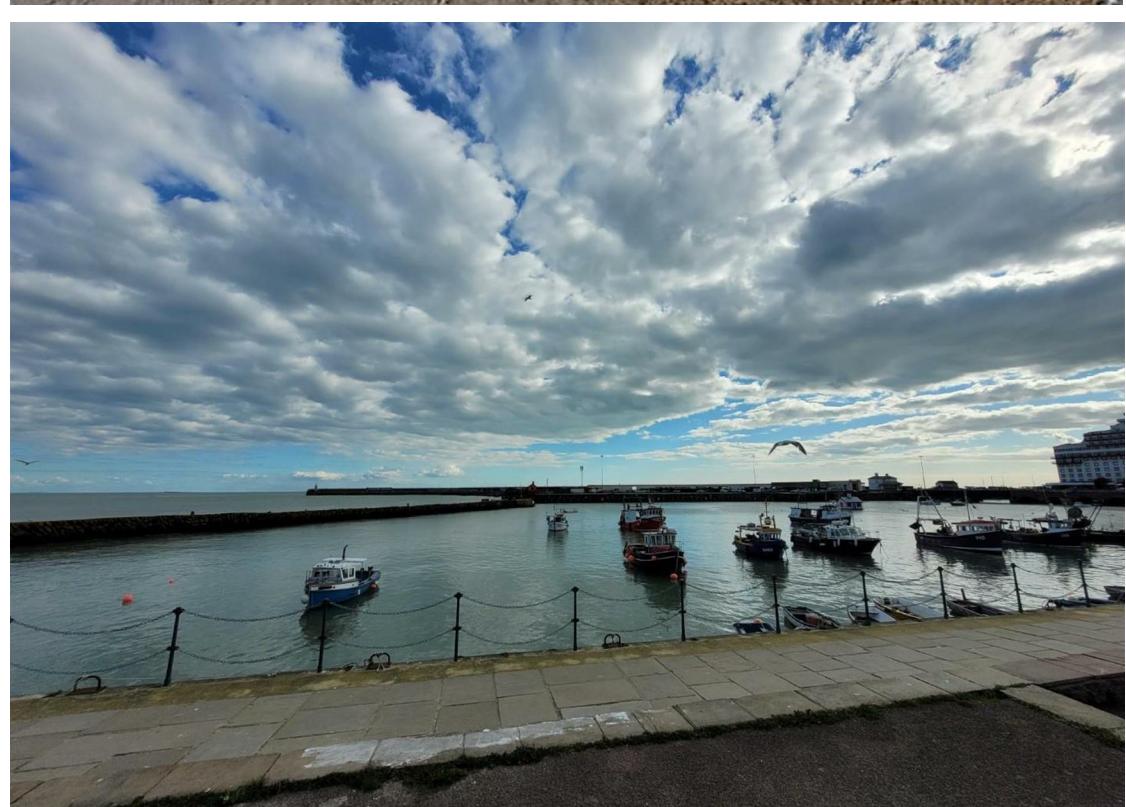
# The Stade, Folkestone

## DESCRIPTION

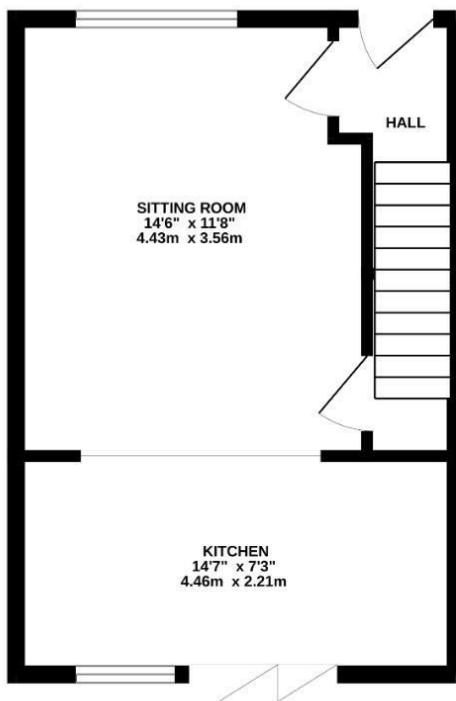
Hunters are pleased to offer for sale this terraced home in the Conservation area with stunning SEA VIEWS to the front over sunny sands and the harbour across to the harbour arm. The light and airy living space which has been the subject of much improvement and re-modelling and comprises two bedrooms, sitting/dining room, fitted kitchen and a bathroom with white suite. Other benefits include gas central heating, double glazing and outside there is a private rear courtyard. This will make an ideal secondary residence in which to enjoy the holidays or a downsizing retreat

Location: the property is a short walk through the Creative Quarter to the town's many amenities. The Harbour Arm is across the boardwalk where you can sample the many eateries on offer and the champagne bar is nestled at the end. Folkestone has excellent transport links via a mainline train service into St. Pancras International, or the M20 motorway network has access to the Chunnel Tunnel for travel to Europe or via the Ferry Service at Dover.

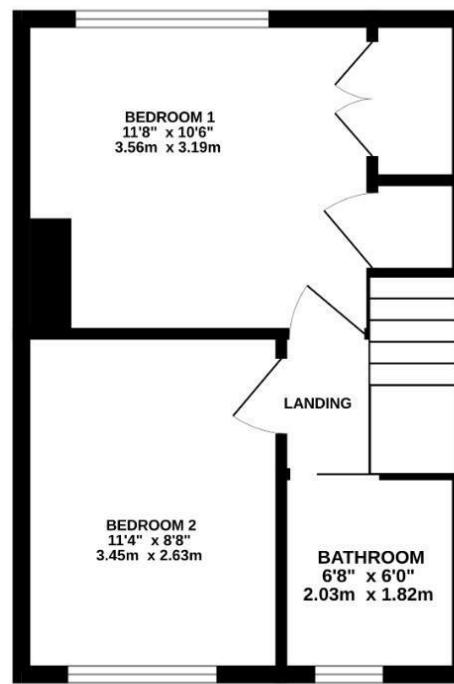




## GROUND FLOOR



## 1ST 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 as to their operability or efficiency can be given.

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## Viewing

Please contact our Hunters Folkestone Office on 01303 210335 if you wish to arrange a viewing appointment for this property or require further information.

93-95 Sandgate Road, Folkestone, CT20 2BQ

Tel: 01303 210335 Email:

folkestone@hunters.com <https://www.hunters.com>



## 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		86
(81-91)	B		
(69-80)	C	67	
(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.

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