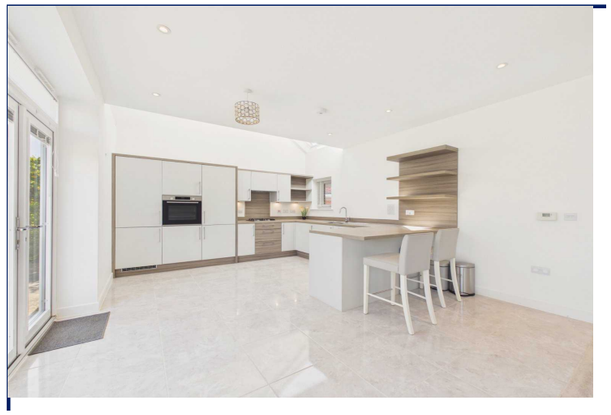
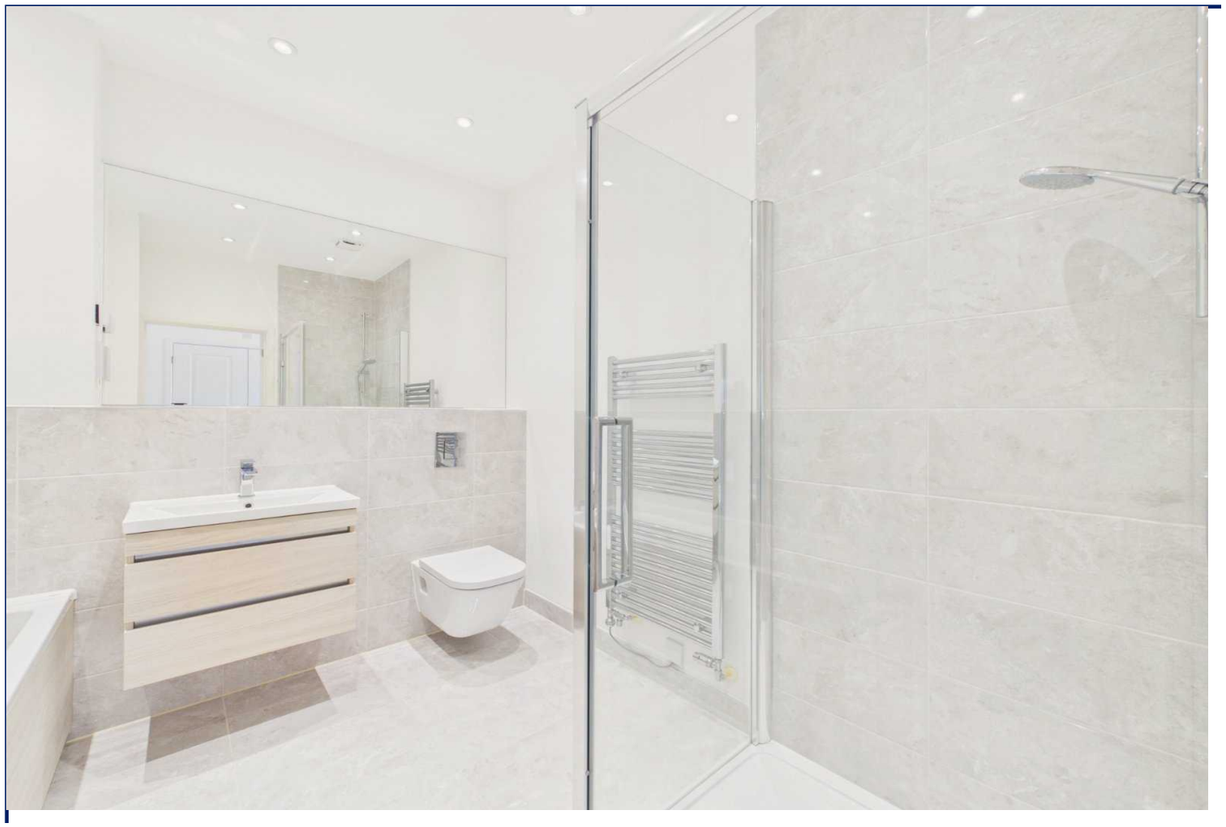
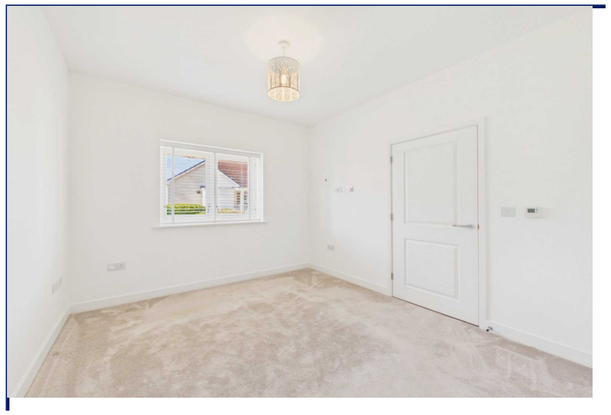
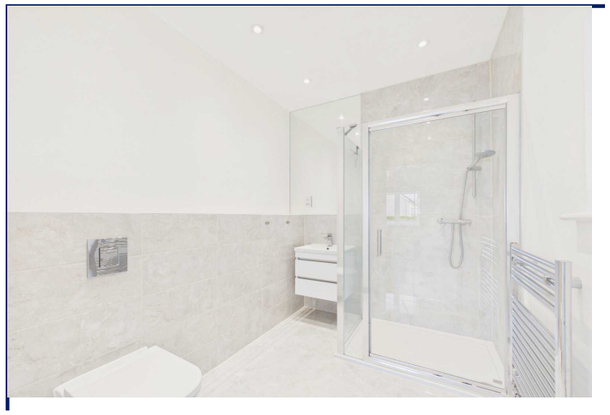


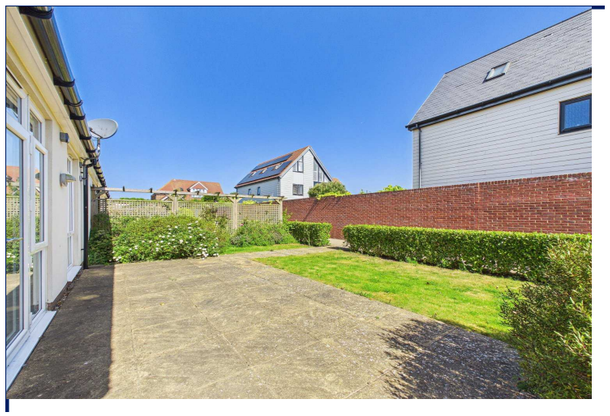


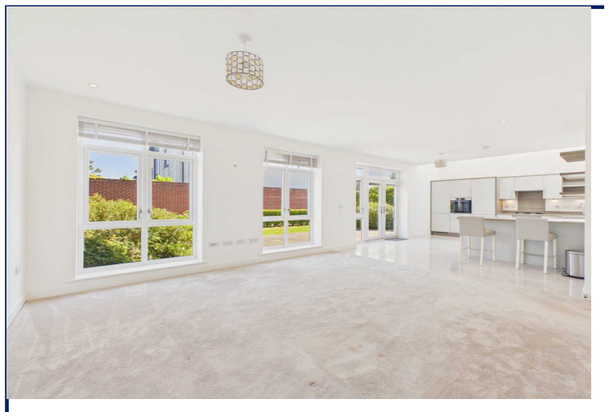












Hurricane Way, Hawkinge, Folkestone

Guide Price: £300,000

Leasehold

Reeds Rains

reedsrains.co.uk

Hurricane Way, Hawkinge, Folkestone, Kent, CT18

Guide Price: £300,000 Leasehold

Council Tax Band: D
EPC Rating: B

Terlingham Gardens is a wonderful modern secure gated development for the over 55's, set in beautifully manicured gardens. The property offers light and airy ground floor accommodation with spacious rooms comprising: a modern feature open plan lounge/dining/kitchen with doors leading out to the rear garden; two double bedrooms with the main bedroom benefitting from and en-suite; a family bathroom and a utility cupboard. The property also benefits from underfloor heating throughout, block paved parking with car port. Internal viewing of this lovely home comes highly recommended to fully appreciate all this property has to offer. The property is being sold with no forward chain.

Location
Located in the popular area of Hawkinge, this attractive bungalow offers a great range of local amenities, and convenient to both primary and secondary schools. It's just a short drive to Folkestone town centre with two train stations offering fast link connection to St Pancras; the Channel Tunnel; and the M20 motorway, all readily accessible.

Secure Gated Entrance
Providing secure access to Terlingham Gardens development.

Car Port & Parking
With covered off road parking to the side of the bungalow.

Utility Cupboard
8'2" x 2'9" (2.5m x 0.84m)
External to the bungalow.

Rear Garden
A delightful garden with attractive well stocked borders and patio area.

Title
The property is leasehold with a 999 year lease from 2016.

Service Charge
We have been informed this years' Service Charge is: £1633.16

Council Tax
Band - D

EPC Rating
EPC - B

Agents Details
If an offer is accepted on a property marketed by Reeds Rains, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations and we use a specialist third-party company to carry out these checks. The fee is £30 plus VAT (£36 including VAT) per transaction, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.