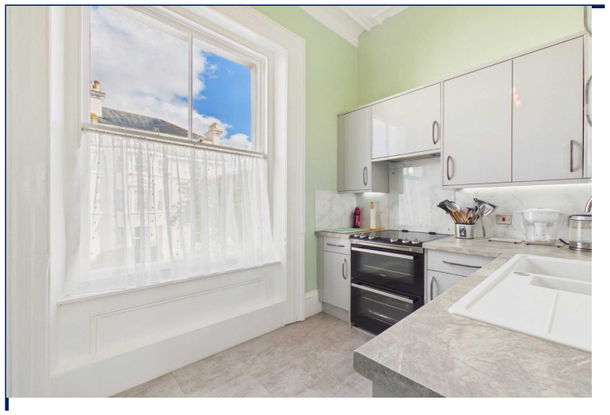
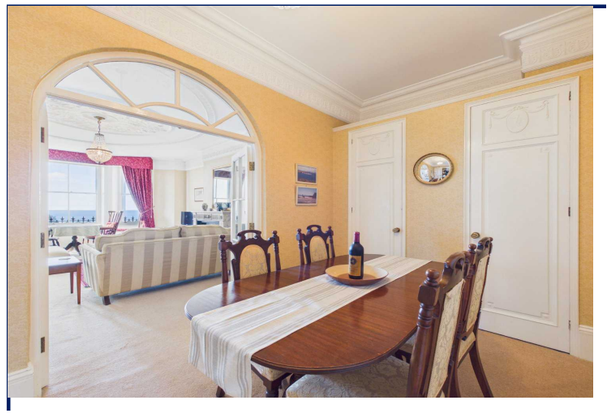




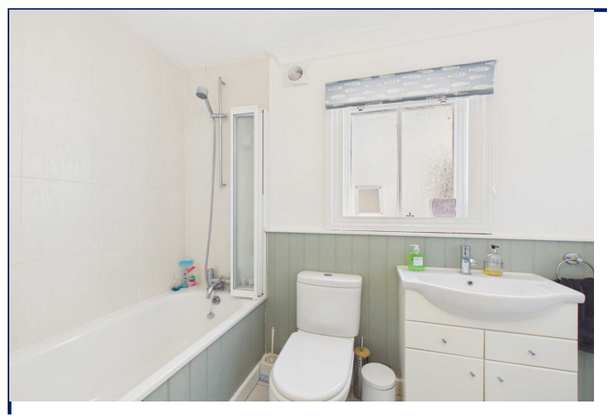












Clifton Crescent, Folkestone, Kent

Guide Price: £450,000

Share of Freehold

Reeds Rains

reedsrains.co.uk

Flat 3, Clifton Crescent, Folkestone, Kent, CT20

Guide Price: £450,000 Share of Freehold

Council Tax Band: C
EPC Rating: EPC Exempt

An exceptional two bedroom first floor apartment, ideally positioned in an enviable location with panoramic sea views in a historic Grade II listed building.

Beautifully presented throughout, the accommodation offers spacious, light and airy rooms complemented by elegant period-style features. The apartment is centred around a welcoming dining hall, leading to an impressive living room with a large double glazed bay window enjoying stunning sea views, along with ceiling mouldings and impressive marble fire surround. A further versatile reception room also benefits from the outlook, providing flexibility as an additional sitting room or possible third bedroom.
The property also comprises a modern fitted kitchen, a generous main bedroom with en-suite and sea views, a second double bedroom, and a well-appointed family bathroom.

Location

Situated in the heart of the West End of Folkestone, this apartment is located The Leas promenade in the elegant Clifton Crescent and within one mile from the high speed rail station, offering fast services to St Pancras in under an hour. Well regarded primary and secondary schools are within easy reach. Folkestone is now firmly recognised by commuters as the perfect place to be with it's well priced housing stock, easy access to London and glorious situation by the sea. The West End of Folkestone is lined with attractive period properties and also features The Grand with it's beautiful seaside promenade, frequented at the turn of the century by Royalty and High Society. There are plenty of thriving bars, cafes and restaurants as well as numerous shops and local amenities. The nearby harbour area includes the renowned Rocksalt restaurant and a huge regeneration programme proposed in coming years, together with the already established 'creative quarter'.

Share of Freehold

We have been informed by our vendor that the property is being sold with a share of the freehold.

Lease Details

We have been informed by our vendor that the property has a 999 year lease.

Service Charge

We have been informed by our vendor that the current service charge is £1800 per annum.

Ground Rent

We have been informed by our vendor that there is no ground rent payable for this property.

Council Tax

Band - C

EPC Rating

EPC - Exempt (Grade II Listed)

Agents Note

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 once paid, this charge is non-refundable.

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.

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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.



Other important information which you will need to know about this property can be found at reedsrains.co.uk