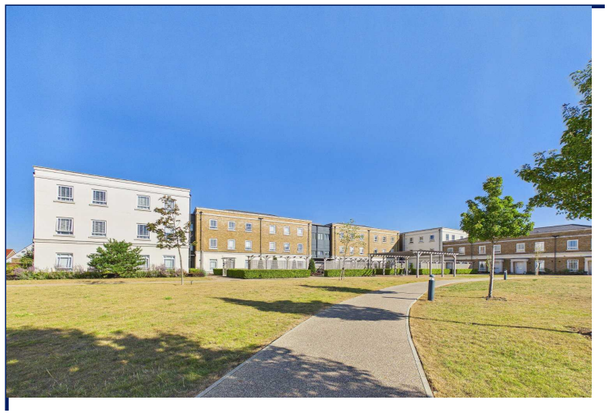
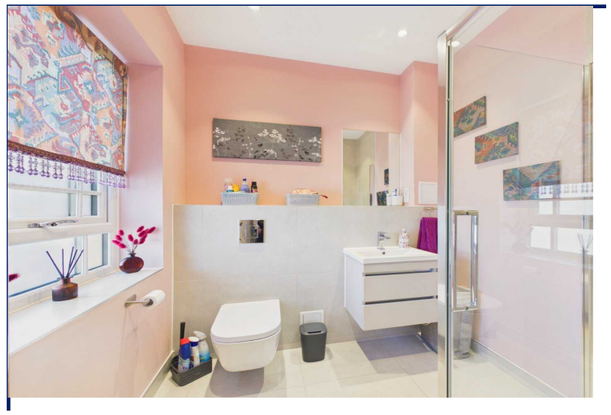
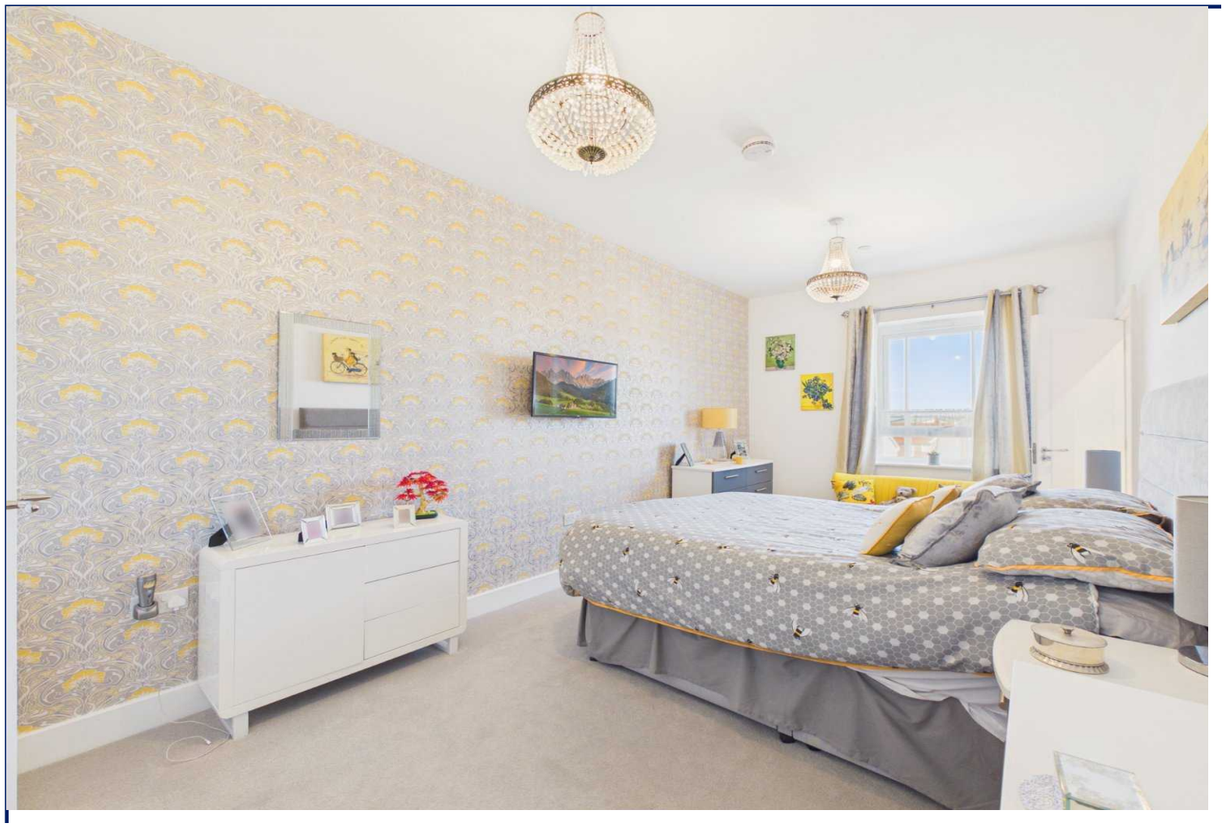
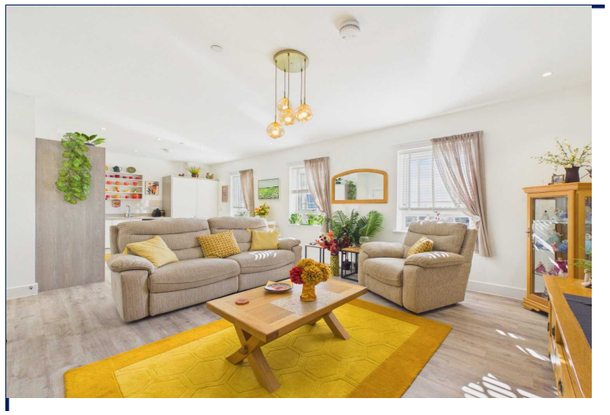
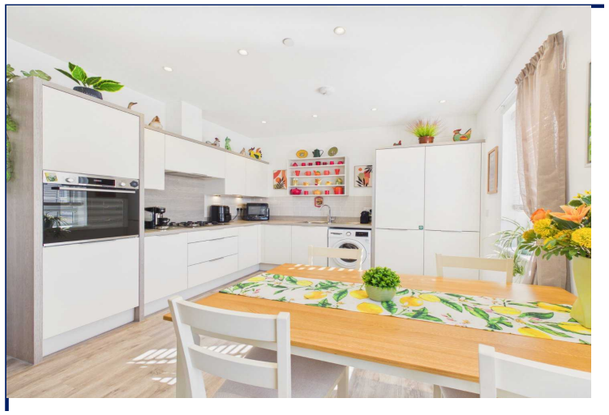


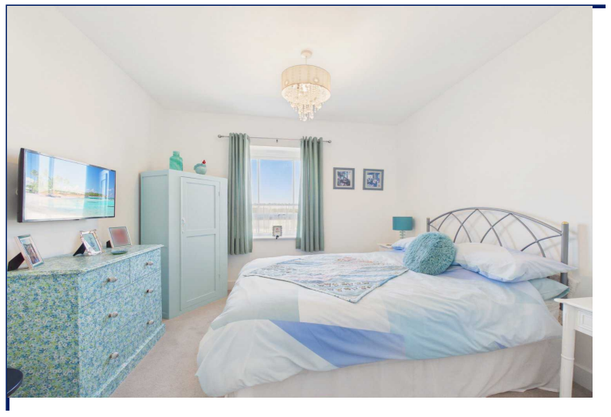


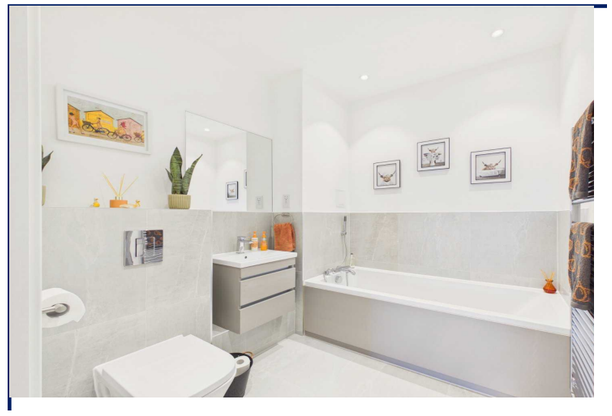












Marling Place, Terlingham Gardens, Hawkinge

Asking Price: £295,000

Leasehold

Reeds Rains

reedsrains.co.uk

Apartment 18 Marling Place, Terlingham Gardens, Hawkinge, Folkestone, Kent, CT18

Council Tax Band: B
EPC Rating: B

A stylish and contemporary two-bedroom executive penthouse apartment, finished to an exceptional standard and situated within the exclusive gated development of Terlingham Gardens.

Exclusively designed for residents aged 55 and over, Terlingham Gardens offers a peaceful and secure community where contemporary living, comfort and peace of mind come together in a beautifully maintained setting.

This impressive penthouse apartment forms part of an exclusive contemporary development and and offers a sophisticated and low-maintenance lifestyle. Finished to a high specification throughout, the property features quality fixtures and fittings, generous proportions and an abundance of natural light, creating a home that combines elegance with everyday comfort.

Accessed via secure electric gates, the development provides a private and welcoming environment. A bright and spacious communal entrance hall, served by both a modern lift and staircase, leads to the apartment.

Location
This stunning apartment is set within Terlingham Gardens, an exclusive gated development surrounded by landscaped communal gardens, yet conveniently located within walking distance of Hawkinge village amenities. Hawkinge offers a range of shops, healthcare facilities, eateries and community hubs, with scenic countryside walks close by. Regular bus services connect to Folkestone and Canterbury, both providing mainline rail links to London, including the High-Speed service to St Pancras in under an hour. Excellent road links are available via the M20 along with the Channel Tunnel at Cheriton.

Secure Gated Entrance
Providing secure access to Terlingham Gardens development.

Communal Entrance
Stairs or lift service to the second floor (penthouse).

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 theservice charge is Currently £2200 per annum. A new management company Smith Wooley take over from the 19th March 2026, any changes will be notified to current owners.

Ground Rent
We have been informed by our vendor that there is no ground rent payable.

Council Tax
Band - B

EPC Rating
EPC - B

Agents Notes
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.

The Reeds Rains branch at 85 Sandgate Road, Folkestone, Kent CT20 2AF is operated by Francis Dumbrell Limited which is independently owned and operated under a Licence from Reeds Rains Limited. Francis Dumbrell Limited is registered in England within Company Number 06222470. Registered Office: 85 Sandgate Road, Folkestone, Kent CT20 2AF

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.



Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)
914 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.