

Grimston Avenue, Folkestone, Kent

Asking Price: £325,000

Bairstow eves










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Situated in a sought-after location on Grimston Avenue, this spacious three-bedroom flat offers generously proportioned accommodation and character features throughout.

The property boasts a bright and impressive bay-fronted lounge, measuring over 23 feet in length and enhanced by a feature fireplace that creates a welcoming focal point. The kitchen opens seamlessly into a dining area, providing an excellent space for both everyday living and entertaining.
The large master bedroom comes complete with fitted wardrobes, and there is a second double bedroom, alongside a third single bedroom which would make an ideal nursery, home office, or guest room. The family bathroom is a great size with a four-piece suite.

Further benefits include a secure private storage room located within the basement, offering valuable additional storage space rarely found in similar properties. The lease has over 900 years remaining and there is a share of the freehold.

Grimston Avenue enjoys a highly convenient position in the heart of Folkestone, within easy walking distance of Folkestone Central railway station, making it an excellent choice for commuters seeking high-speed services to London St Pancras. The property is also close to Folkestone's vibrant town centre, where you'll find an excellent selection of independent shops, cafes, restaurants, and leisure facilities. For those who enjoy the coast, the renowned Leas Promenade is nearby, offering beautiful clifftop walks, stunning sea views and easy access to the beach.







Total floor area 130.3 m² (1,403 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **C**

Tenure: **Share of Freehold**

Service Charge: **£1200**

Years Left on Lease: **over 900**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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Code: FKB_FKB260462_R6PL_8