



## 8 Highview Park New Dover Road, Capel-Le-Ferne

Offers in Region of £200,000



  
**ANDREW & CO**  
ESTATE AGENTS





## 8 Highview Park New Dover Road

Capel-Le-Ferne, Folkestone

Charming 2 bed park home in over 55's community with peaceful surroundings. Spacious interior incl. study, en-suite master, and distant sea views. Tranquil outdoor space with gardens and patio. New boiler for year-round comfort. Ideal blend of comfort, style, and tranquillity.

Council Tax band: A

Tenure: Leasehold

- Over 55's only
- Two Bedrooms Plus Study
- Two Bathrooms
- Main Bedroom With Walk-In Wardrobe & En-Suite
- Wrap Around Gardens
- New Boiler November 2023
- Distant Sea Views



### Hallway

UPVC double glazed front door, carpeted floor coverings, radiator.

### Living Room

14' 11" x 11' 2" (4.54m x 3.40m)

2 x UPVC double glazed bay windows with distant sea views, feature gas fireplace, carpeted floor coverings, coving, radiator. Open to:

### Dining Room

8' 7" x 8' 2" (2.61m x 2.50m)

UPVC double glazed oriel window, carpeted floor coverings, radiator, coving.

### Kitchen

14' 11" x 9' 7" (4.56m x 2.91m)

UPVC double glazed door to garden, UPVC double glazed window, range of matching wall and base units, space for fridge/freezer, washing machine, gas hob, extractor fan, electric oven. Cupboard housing boiler, second storage cupboard.

### Study

5' 7" x 6' 6" (1.70m x 1.99m)

UPVC double glazed window, carpeted floor coverings, radiator, coving.

### WC

UPVC double glazed window, tiled floor coverings, WC, wash hand basin, fully tiled walls.

### Bedroom 2

7' 10" x 9' 6" (2.40m x 2.90m)

UPVC double glazed window, carpeted floor coverings, built in single wardrobe, coving, radiator.





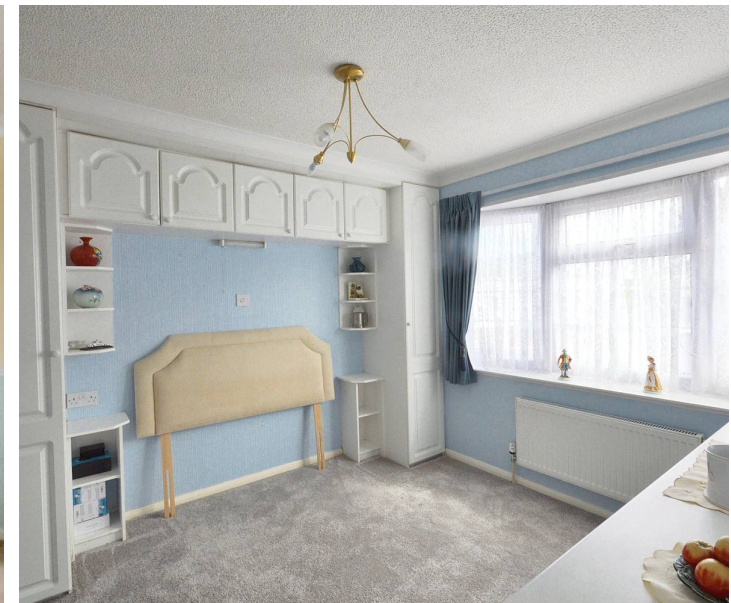
**Bedroom**

9' 9" x 9' 6" (2.96m x 2.90m)

UPVC double glazed bay window, dressing area with fitted wardrobes, fitted cupboards in bedroom, radiator, carpeted floor coverings, coving. Door to:

**En-Suite**

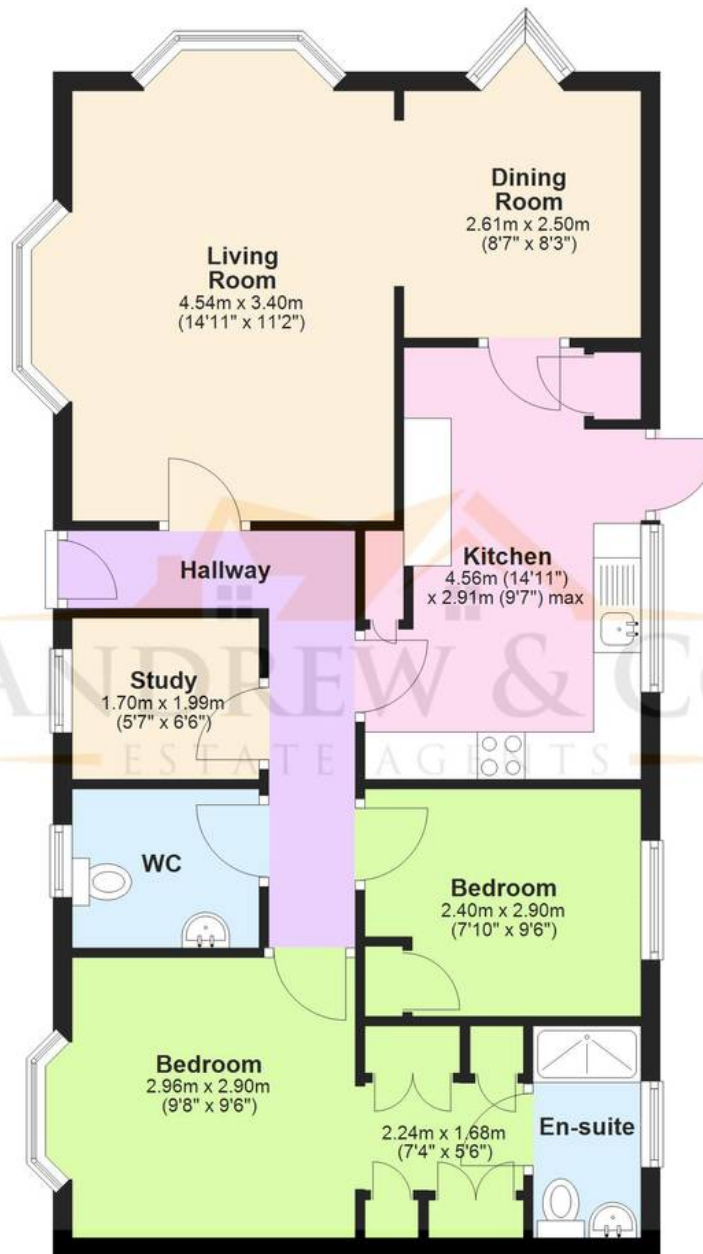
UPVC double glazed window, double shower, WC & wash hand basin, radiator, fully tiled walls.





### Ground Floor

Approx. 72.9 sq. metres (784.9 sq. feet)



Total area: approx. 72.9 sq. metres (784.9 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.