



4 Balfour Court Sandgate Road, Folkestone

Guide Price £350,000

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Folkestone, Folkestone

Guide Price £350,000 - £375,000. Situated in the desirable location close to The Leas, this beautifully presented first-floor apartment offers a unique opportunity to own a share of the freehold in a property that exudes style and elegance. Boasting a south-facing balcony offering sea views, the apartment provides a tranquil retreat where residents can unwind and enjoy the beauty of the surrounding landscape. The interior of the property has been meticulously maintained and features a bright and spacious living area, a modern kitchen with integrated appliances, and three well-appointed bedrooms, ensuring comfortable and convenient living. Additionally, residents can take advantage of the beautifully landscaped communal gardens, perfect for leisurely strolls or enjoying outdoor picnics with family and friends.

The external space of this residence is equally as impressive, with a tiled patio balcony that is the ideal spot for relaxing while taking in the breathtaking vista of the sea. The newly painted railings add a fresh touch to the balcony, enhancing the overall aesthetic appeal of the property. The south-facing aspect ensures abundant natural light floods the apartment, creating a warm and inviting ambience throughout. Whether enjoying a morning coffee as the sun rises over the horizon or savouring a glass of wine while watching the sunset, the balcony provides the perfect setting to immerse oneself in the peaceful surroundings. Don't miss this rare opportunity to own a slice of paradise in a prime location with all the amenities and natural beauty that this area has to offer.

Council Tax band: C, Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- Guide Price £350,000 - £375,000
- First Floor Apartment
- South Facing Balcony



Communal Entrance

Entry phone system, stairs to first floor where flat is situated.

Hallway

14' 0" x 6' 0" (4.26m x 1.83m)

Well presented, UPVC double glazed sash window to front, exposed wooden floorboards painted white, radiator, storage cupboard housing combi boiler, entry phone system, double doors to:

Lounge

14' 8" x 14' 2" (4.47m x 4.31m)

UPVC double glazed sash bay windows to rear with views over communal gardens and sea view, carpeted floor coverings, built in storage cupboards, two radiators. Open to:

Dining Room

9' 11" x 11' 5" (3.03m x 3.48m)

UPVC double glazed patio doors to balcony, carpeted floor coverings, radiator, views overlooking communal gardens and sea view.

Internal Hallway

28' 10" x 3' 6" (8.80m x 1.06m)

Carpeted floor coverings, coving, storage cupboard. Doors to:

Kitchen

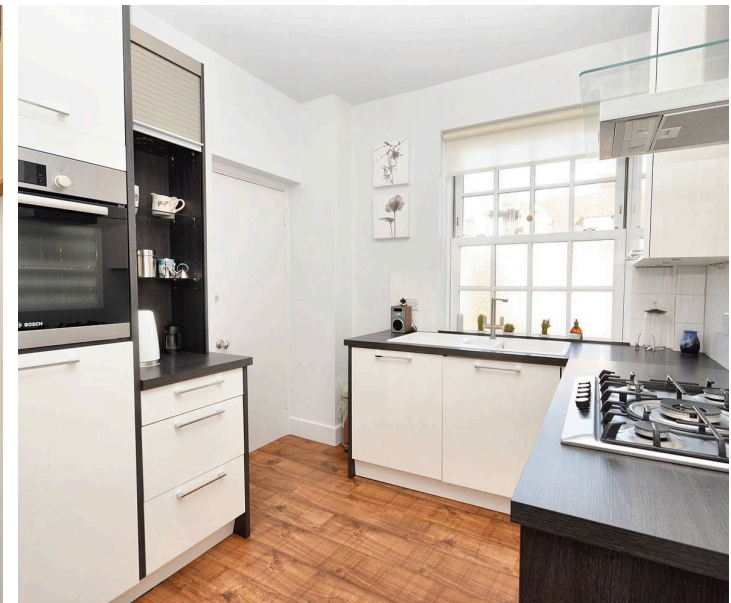
10' 6" x 8' 10" (3.20m x 2.70m)

UPVC double glazed sash window to front with roller blind. Kitchen comprises matching wall and base units in high gloss white, Corian Blanco sink with stainless steel tap, Bosch 5 ring hob with extractor fan, integrated washing machine, integrated slimline dishwasher, Bosh fan oven, integrated fridge. Laminate wood flooring, part tiled walls, serving hatch, radiator.

Bedroom 1

11' 10" x 14' 3" (3.60m x 4.35m)

UPVC double glazed sash bay window to rear overlooking communal gardens, carpeted floor coverings, radiator, fitted wardrobe.



Bedroom 2

10' 7" x 10' 2" (3.23m x 3.10m)

UPVC double glazed sash window to front, carpeted floor coverings, radiator, built in wardrobe.

Bedroom 3

10' 9" x 7' 2" (3.28m x 2.19m)

Currently used as a dressing room, UPVC double glazed sash window to front with fitted roller blind, carpeted floor coverings, radiator.

Bathroom

5' 11" x 6' 9" (1.80m x 2.05m)

UPVC double glazed sash window to rear with fitted roller blind, full size bath with thermostatic shower over, double sink unit, laminate wood flooring, fully tiled walls, large mirror, heated towel rail, extractor fan.

WC

Borrowed light window, close coupled WC, vanity unit sink, laminate wood flooring.

Balcony

Tiled patio balcony, newly painted railings, sea views, south facing aspect.







GROUND FLOOR 93.51 sq. m.
(1006.56 sq. ft.)



TOTAL FLOOR AREA : 93.51 sq. m. (1006.56 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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