



## Ground Floor Flat 49, Radnor Park Road, Folkestone

Offers in Region of £145,000

Skippers



## Ground Floor Flat 49, Radnor Park Road

Folkestone

Rare find! Charming ground floor flat with 1 bedroom & private courtyard. Ideal for first-time buyers/investors. Close to transport links & vibrant amenities. Offers in region of £145,000. EPC D.

- Offers in Region of £145,000
- Ground Floor Flat
- One Bedroom
- Private Courtyard Garden
- Short Walk to Central Station (HS1 Links to London)
- Short Walk to Seafront, Harbour Arm & Creative Quarter
- Large Basement (Potential Room Excavation Needed)
- EPC Rating "D"





This charming ground floor flat is a rare find, offering a comfortable and convenient lifestyle at a price of offers in the region of £145,000. Boasting one bedroom and a private courtyard garden, this property is ideal for first-time buyers or investors looking for a lucrative opportunity. Situated within walking distance to the Central Station, with HS1 links to London, and also close to the seafront, Harbour Arm, and Creative Quarter, residents will enjoy easy access to transport links and the vibrant local amenities. The property also features a large basement, providing ample storage space or the potential for room excavation should the new owner wish to extend.

Outside, the property offers a rear courtyard garden, providing a private outdoor space to relax. A rear gate leads to the alleyway, offering convenience for residents. Permit parking is available on the road to the front of the property. Don't miss out on the opportunity to own this delightful ground floor flat with excellent potential and fantastic location. EPC Rating "D".

- Offers in Region of £145,000
- Ground Floor Flat
- One Bedroom
- Private Courtyard Garden
- Short Walk to Central Station (HS1 Links to London)
- Short Walk to Seafront, Harbour Arm & Creative Quarter
- Large Basement (Potential Room Excavation Needed)
- EPC Rating "D"



**Communal Area**

UPVC frosted glazed door door to the front with vinyl flooring. Well kept area.

**Entrance Hall**

6' 11" x 13' 3" (2.11m x 4.03m)

L-Shape entrance hall with maximum sizes added. Vinyl flooring, radiator and split level hallway.

**Lounge**

11' 3" x 12' 3" (3.43m x 3.73m)

UPVC double glazed windows to the front of the property with vinyl flooring, feature fireplace with open fire, coving and a radiator.

**Bedroom**

13' 4" x 9' 4" (4.07m x 2.85m)

UPVC double glazed window to the rear of the property with carpeted floor coverings and a radiator.

**Kitchen**

9' 7" x 7' 9" (2.91m x 2.36m)

UPVC double glazed door and window to the rear with matching wall and base units. Space for a freestanding fridge freezer and freestanding electric oven/hob. Stainless steel sink and a radiator. Door to:-

**Utility Area**

6' 10" x 2' 5" (2.09m x 0.73m)

Internal area between kitchen and bathroom with space for washing machine and wall mounted boiler with vinyl flooring.

**Bathroom.**

6' 5" x 4' 7" (1.95m x 1.39m)

UPVC double glazed frosted window to the side of the property. Bath with shower over the bath, close coupled w/c, hand basin and a radiator. Vinyl flooring and part tiled walls.

**Basement / Cellar**

The basement / cellar has a few different areas with potential to make into livable rooms but would need to excavate to allow more head height. There is heating and a window in the larger room.



**Communal Area**

UPVC frosted glazed door door to the front with vinyl flooring. Well kept area.

**Entrance Hall**

6' 11" x 13' 3" (2.11m x 4.03m)

L-Shape entrance hall with maximum sizes added. Vinyl flooring, radiator and split level hallway.

**Lounge**

11' 3" x 12' 3" (3.43m x 3.73m)

UPVC double glazed windows to the front of the property with vinyl flooring, feature fireplace with open fire, coving and a radiator.

**Bedroom**

13' 4" x 9' 4" (4.07m x 2.85m)

UPVC double glazed window to the rear of the property with carpeted floor coverings and a radiator.

**Kitchen**

9' 7" x 7' 9" (2.91m x 2.36m)

UPVC double glazed door and window to the rear with matching wall and base units. Space for a freestanding fridge freezer and freestanding electric oven/hob. Stainless steel sink and a radiator. Door to:-

**Utility Area**

6' 10" x 2' 5" (2.09m x 0.73m)

Internal area between kitchen and bathroom with space for washing machine and wall mounted boiler with vinyl flooring.

**Bathroom.**

6' 5" x 4' 7" (1.95m x 1.39m)

UPVC double glazed frosted window to the side of the property. Bath with shower over the bath, close coupled w/c, hand basin and a radiator. Vinyl flooring and part tiled walls.

**Basement / Cellar**

The basement / cellar has a few different areas with potential to make into livable rooms but would need to excavate to allow more head height. There is heating and a window in the larger room.





### **Communal Area**

UPVC frosted glazed door door to the front with vinyl flooring. Well kept area.

### **Entrance Hall**

6' 11" x 13' 3" (2.11m x 4.03m)

L-Shape entrance hall with maximum sizes added. Vinyl flooring, radiator and split level hallway.

### **Lounge**

11' 3" x 12' 3" (3.43m x 3.73m)

UPVC double glazed windows to the front of the property with vinyl flooring, feature fireplace with open fire, coving and a radiator.

### **Bedroom**

13' 4" x 9' 4" (4.07m x 2.85m)

UPVC double glazed window to the rear of the property with carpeted floor coverings and a radiator.

### **Kitchen**

9' 7" x 7' 9" (2.91m x 2.36m)

UPVC double glazed door and window to the rear with matching wall and base units. Space for a freestanding fridge freezer and freestanding electric oven/hob. Stainless steel sink and a radiator. Door to:-

### **Utility Area**

6' 10" x 2' 5" (2.09m x 0.73m)

Internal area between kitchen and bathroom with space for washing machine and wall mounted boiler with vinyl flooring.

### **Bathroom.**

6' 5" x 4' 7" (1.95m x 1.39m)

UPVC double glazed frosted window to the side of the property. Bath with shower over the bath, close coupled w/c, hand basin and a radiator. Vinyl flooring and part tiled walls.

### **Basement / Cellar**

The basement / cellar has a few different areas with potential to make into livable rooms but would need to excavate to allow more head height. There is heating and a window in the larger room.





## **GARDEN**

Rear courtyard garden with a rear gate leading to the alleyway.

## **PERMIT**

1 Parking Space

Permit parking on the road to the front.





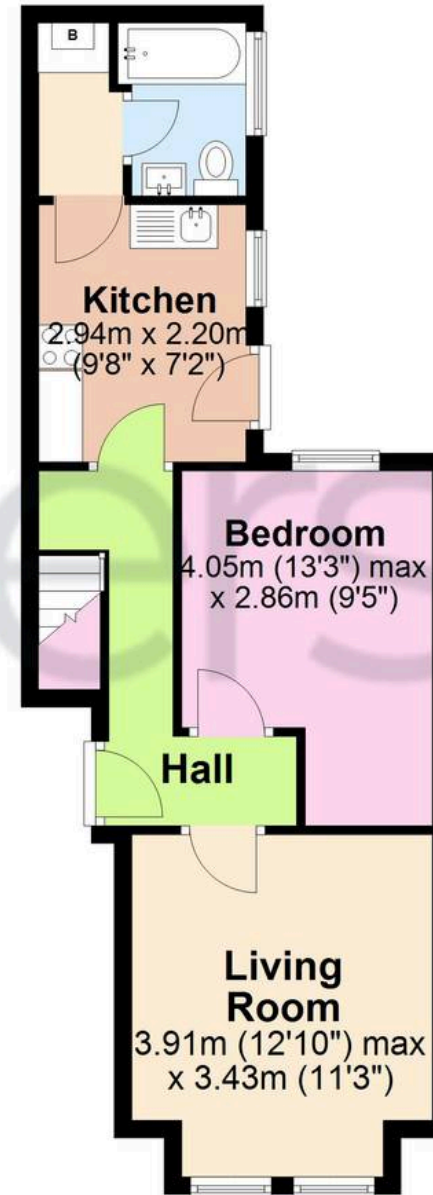






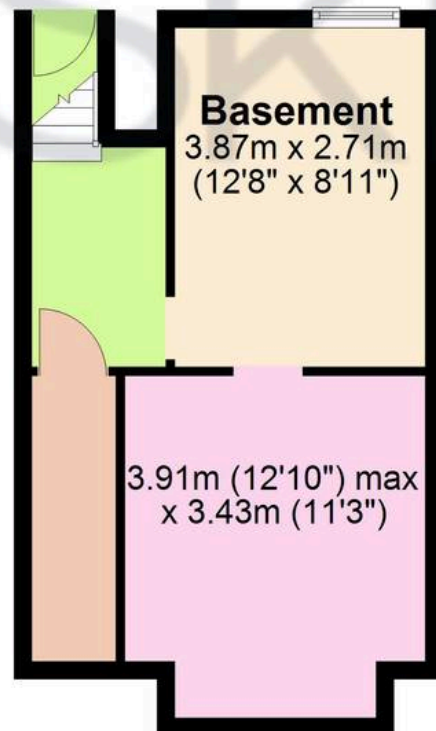
## Ground Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



## Basement

Approx. 32.2 sq. metres (346.3 sq. feet)



Total area: approx. 72.7 sq. metres (782.3 sq. feet)





## Skippers Estate Agents Cheriton/Folkestone

30 High Street, Cheriton - CT19 4ET

01303 279955

[cheriton@skippers-ea.co.uk](mailto:cheriton@skippers-ea.co.uk)

[skippers-ea.co.uk](http://skippers-ea.co.uk)

Skippers