



50e Cheriton Road, Folkestone

Offers in Region of £125,000

Skippers

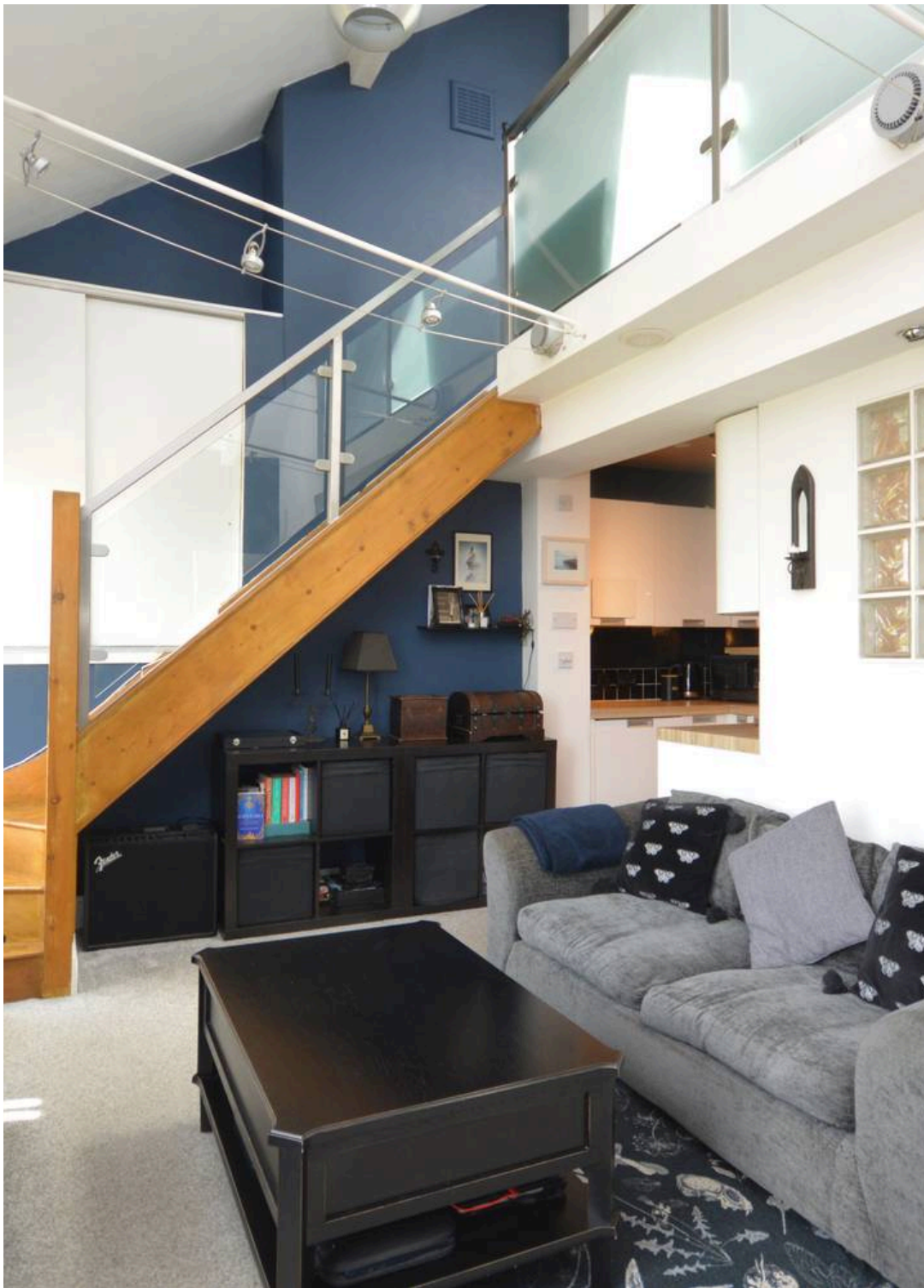
50e Cheriton Road

Folkestone, Folkestone

Well-presented split-level studio flat with mezzanine floor for bedroom, long lease, central location near seafront and station. Ideal for first-time buyers. Offers around £125,000. EPC rating E.

- Offers in Region of £125,000
- Studio Flat (With Mezzanine Floor)
- Long Lease
- Ideal For First Time Buyers
- Central Location
- Short Walk to Seafront & Train Station
- Clean & Tidy Communal Areas
- EPC Rating "E"





This unique split-level studio flat is a fantastic opportunity for first-time buyers looking to get onto the property ladder in a central location. Priced at offers in the region of £125,000, this studio flat is well-presented throughout and benefits from a long lease, giving you peace of mind for years to come. The property sits in a clean and tidy building with welcoming communal areas. Inside, the layout makes clever use of space with the mezzanine providing a cosy sleeping area, leaving plenty of room downstairs for relaxing and entertaining. The flat's central location means you're just a short walk from the seafront and the train station, so commuting or enjoying a day by the water couldn't be easier. Whether you're a young professional or a couple looking for your first home, this property offers a comfortable and convenient lifestyle. The EPC rating is "E", making it an ideal choice for buyers looking for an affordable start in a vibrant area. Don't miss your chance to snap up this charming flat in a central spot. Book your viewing today and don't miss out.

- Offers in Region of £125,000
- Studio Flat (With Mezzanine Floor)
- Long Lease
- Ideal For First Time Buyers
- Central Location
- Short Walk to Seafront & Train Station
- Clean & Tidy Communal Areas
- EPC Rating "E"

Entrance Hall

6' 11" x 2' 11" (2.11m x 0.89m)

Carpeted floor coverings, Intercom system for door buzzer.

Fuse board. Doors To :-

Living Room/Dining Area

17' 0" x 9' 9" (5.18m x 2.97m)

UPVC double glazed windows to the rear with views out towards the south downs. Carpeted floor coverings and a electric radiator. Stairs up to mezzanine floor where bedroom is. Open Plan to Kitchen :-

Kitchen Area

6' 1" x 7' 3" (1.86m x 2.21m)

Studio flat kitchen area. Matching wall and base units in high gloss white. Internal area with light from windows to front. Integrated fridge freezer, Integrated washer/dryer. Fan assisted oven and electric hob, extractor fan, tiled splashback, stainless steel sink and laminate flooring.

Mezzanine Floor Bedroom Area

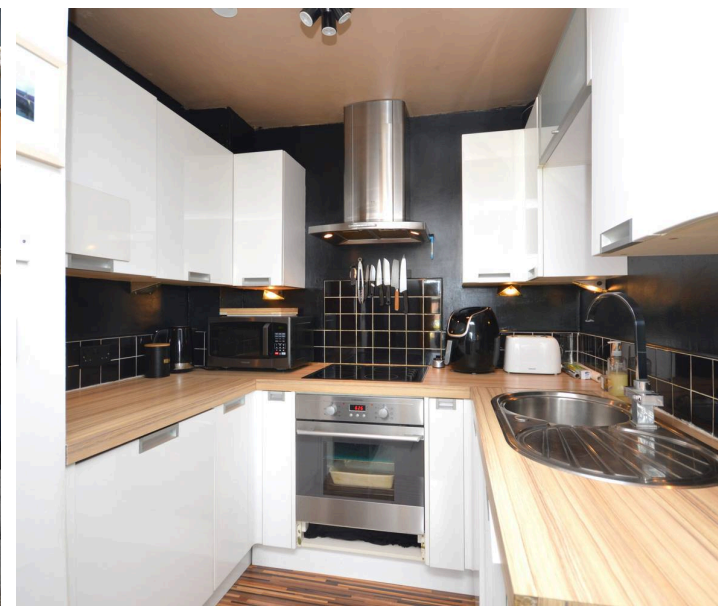
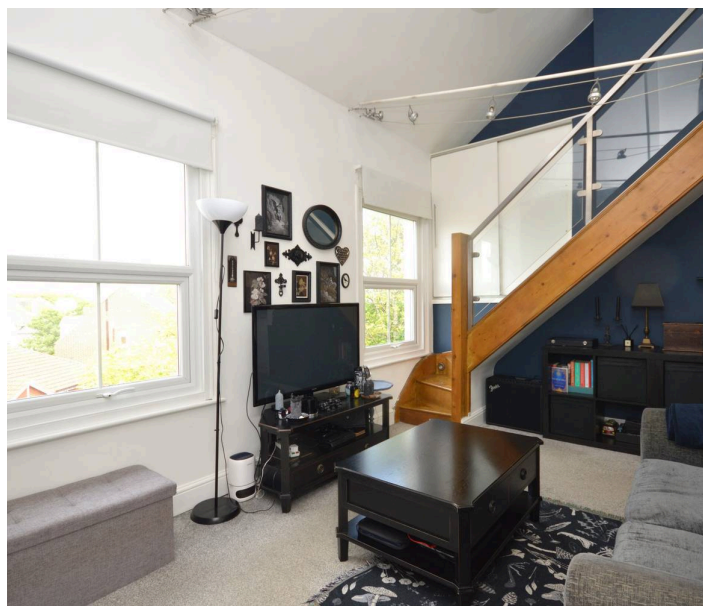
12' 2" x 7' 7" (3.71m x 2.30m)

Velux double glazed window to the side of the property. Carpeted floor coverings with glass balustrade overlooking the living area. Stairs leading up from living area. Fitted double wardrobe and spotlights.

Bathroom

6' 1" x 5' 7" (1.85m x 1.71m)

Internal room with borrowed light from glass brick window into living area allowing natural light to come in. Full size bath, thermostatic shower over bath, wall hung WC, wall hung hand basin, tiled flooring, heated towel rail and a extractor fan.



Entrance Hall

6' 11" x 2' 11" (2.11m x 0.89m)

Carpeted floor coverings, Intercom system for door buzzer.

Fuse board. Doors To :-

Living Room/Dining Area

17' 0" x 9' 9" (5.18m x 2.97m)

UPVC double glazed windows to the rear with views out towards the south downs. Carpeted floor coverings and a electric radiator. Stairs up to mezzanine floor where bedroom is. Open Plan to Kitchen :-

Kitchen Area

6' 1" x 7' 3" (1.86m x 2.21m)

Studio flat kitchen area. Matching wall and base units in high gloss white. Internal area with light from windows to front. Integrated fridge freezer, Integrated washer/dryer. Fan assisted oven and electric hob, extractor fan, tiled splashback, stainless steel sink and laminate flooring.

Mezzanine Floor Bedroom Area

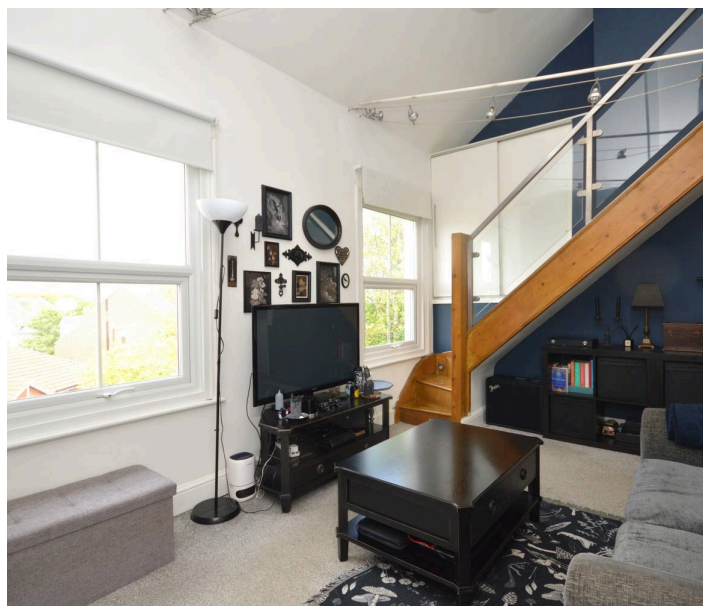
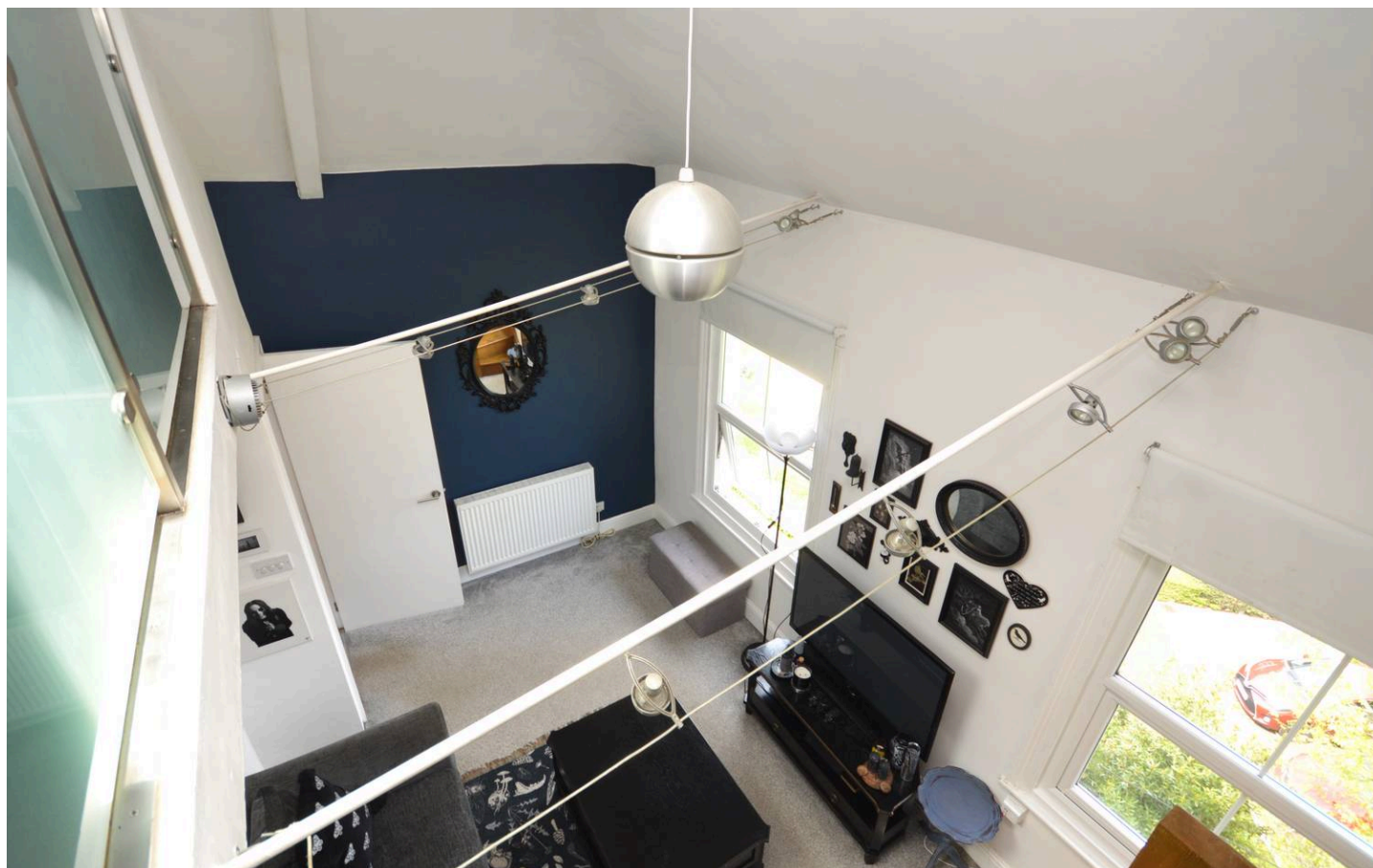
12' 2" x 7' 7" (3.71m x 2.30m)

Velux double glazed window to the side of the property. Carpeted floor coverings with glass balustrade overlooking the living area. Stairs leading up from living area. Fitted double wardrobe and spotlights.

Bathroom

6' 1" x 5' 7" (1.85m x 1.71m)

Internal room with borrowed light from glass brick window into living area allowing natural light to come in. Full size bath, thermostatic shower over bath, wall hung WC, wall hung hand basin, tiled flooring, heated towel rail and a extractor fan.

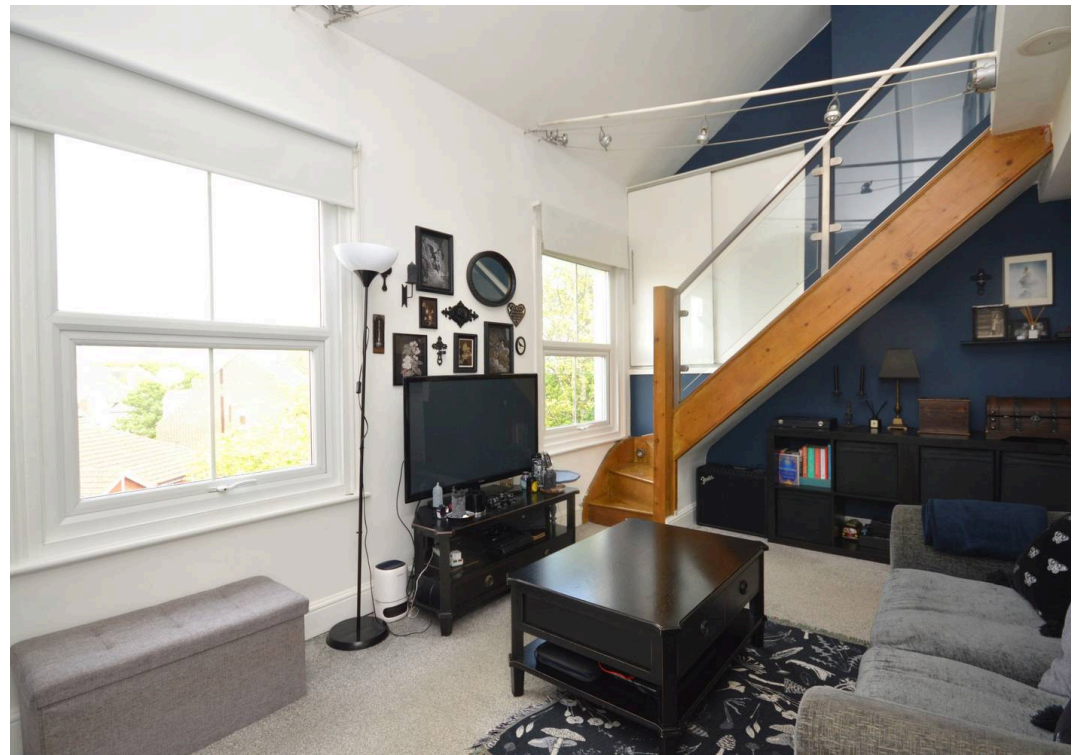


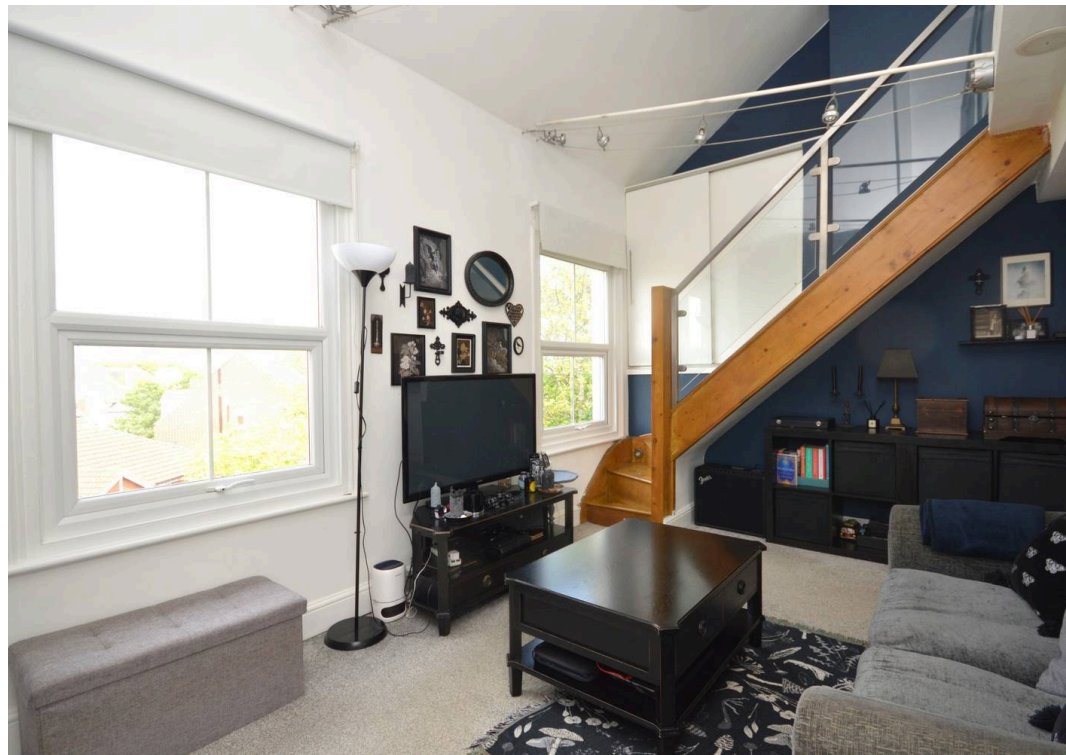
PERMIT

1 Parking Space

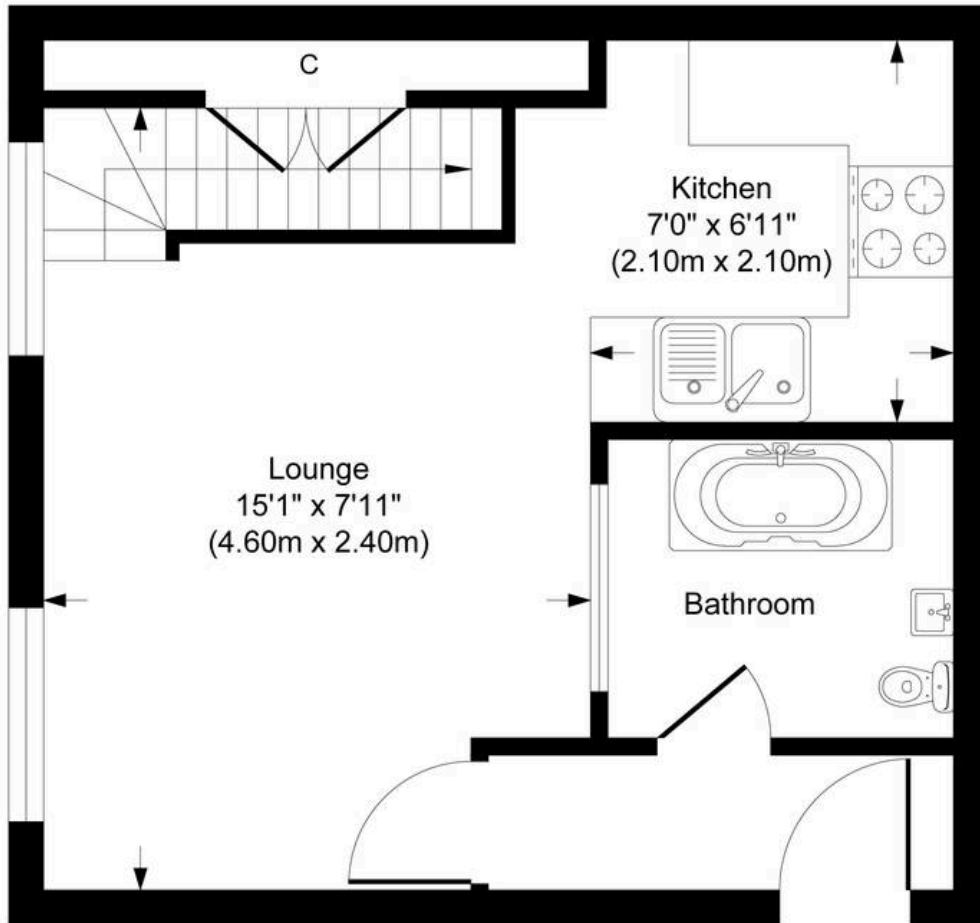
The property is with a parking permit area on surrounding roads.



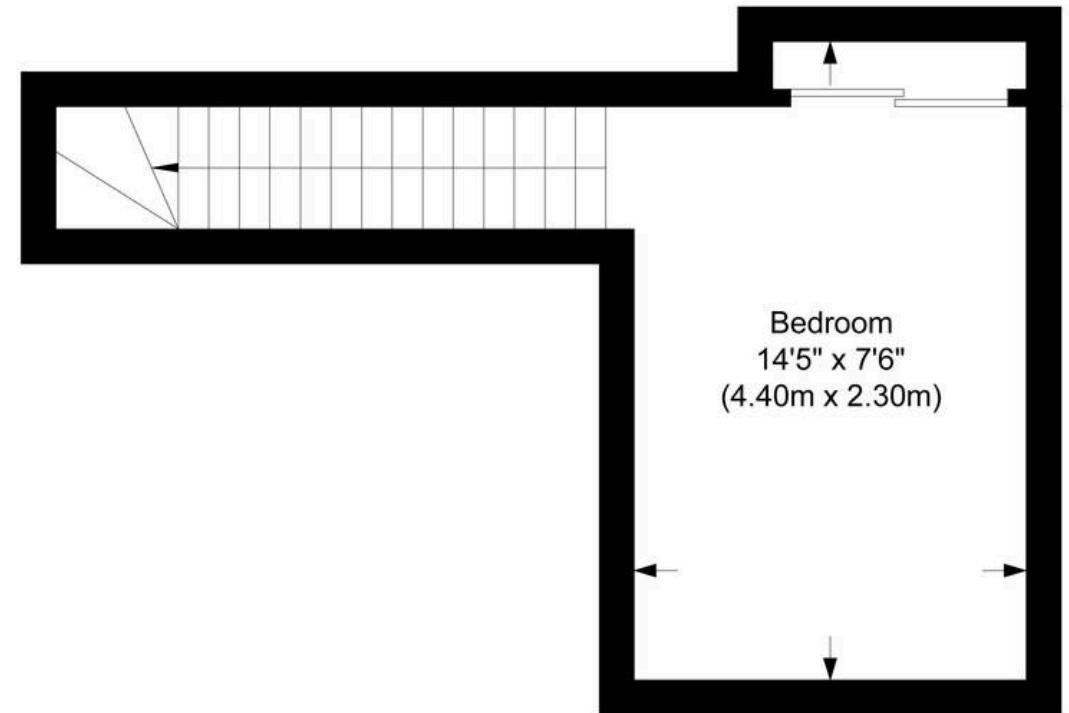




**Approximate Gross Internal Area
374 sq ft - 35 sq m**



Ground Floor



Mezzanine Level

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



Skippers Estate Agents Cheriton/Folkestone

30 High Street, Cheriton - CT19 4ET

01303 279955

cheriton@skippers-ea.co.uk

skippers-ea.co.uk

Skippers