



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£325,000**

**Leasehold**

3x  2x  1x 

**Clifton Road,  
Folkestone, Kent, CT20**

*Wards*  
Helping you move forwards





## Main features

- 983 year lease
- Spacious rooms - Luxury renovation
- Impressive views
- High speed links to London
- Highly sought after West End location, short walk to train station, beach and town centre

## Accommodation

### THIRD FLOOR

#### Hallway

Kitchen: 19'6 x 15'1 (5.95m x 4.60m)

Lounge: 15'1 x 13'6 (4.60m x 4.12m)

Bedroom 1: 15'2 x 11'4 (4.63m x 3.46m)

Bathroom: 9'3 x 6'7 (2.82m x 2.01m)

Shower Room : 6'6 x 4'4 (1.98m x 1.32m)

#### Store Room

### TOP FLOOR

#### Landing

Bedroom 2: 15'1 x 11'6 (4.60m x 3.51m)

Bedroom 3: 20'7 x 8'2 (6.28m x 2.49m)

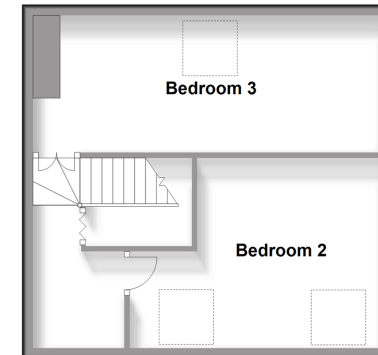
### OUTSIDE

#### Communal Gardens

**Third Floor**  
Approx. 85.3 sq. metres (918.1 sq. feet)



**Top Floor**  
Approx. 34.7 sq. metres (373.4 sq. feet)



**Call Folkestone - 01303 256505 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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