



# MARTINS ESTATES

SALES AND LETTINGS

Martins Estates Sales And Lettings High Street  
Ashford  
Kent  
TN24 8SF

Tel: 01233610444



## 23 Eversley Park, Folkestone, CT20 3FE

**Offers Over £300,000**

Welcome to this charming property located in the picturesque Eversley Park, Folkestone. This delightful house boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 2 bedrooms, there is ample space for a small family or for those who enjoy having a guest room or a home office.

The property features 2 bathrooms, ensuring convenience and privacy for all residents. No more queuing for the bathroom in the morning rush! Additionally, the parking space for 1 vehicle provides ease and peace of mind for those with a car.

Imagine coming home to this lovely house after a long day, where you can unwind in one of the reception rooms or retreat to one of the comfortable bedrooms for a good night's sleep. The location in Eversley Park offers a tranquil setting, perfect for those seeking a peaceful environment to call home.

Don't miss out on the opportunity to make this house your own and enjoy the wonderful lifestyle that comes with living in Folkestone. Book a viewing today and take the first step towards owning or renting this fantastic property.

This well situated gated development only minutes walk from Folkestone West railway station is situated in the West End of Folkestone.

There is a small courtyard to the side and rear with enough room for a table and chairs and a BBQ. There are two private parking spaces.

The property is available with vacant possession, no onward chain and ready to view.

# 23 Eversley Park, Folkestone, CT20 3FE

## Lounge Area

10'10" x 20'3" (3.30m x 6.18m)



Window to side, double door, door to:

Stairs, door to:

Stairs, door to:

## WC

## Dining Room

9'3" x 7'0" (2.81m x 2.14m)



Window to side.

## Bedroom 1

10'0" x 12'5" (3.04m x 3.78m)



Window to side, door to:

## Landing

Window to side, door to:

## Landing

Window to side, door to:

## Family Bathroom



Window to side.

## En-suite Shower Room



Window to side.



## 23 Eversley Park, Folkestone, CT20 3FE

### Bedroom 2

12'4" x 7'7" (3.76m x 2.30m)

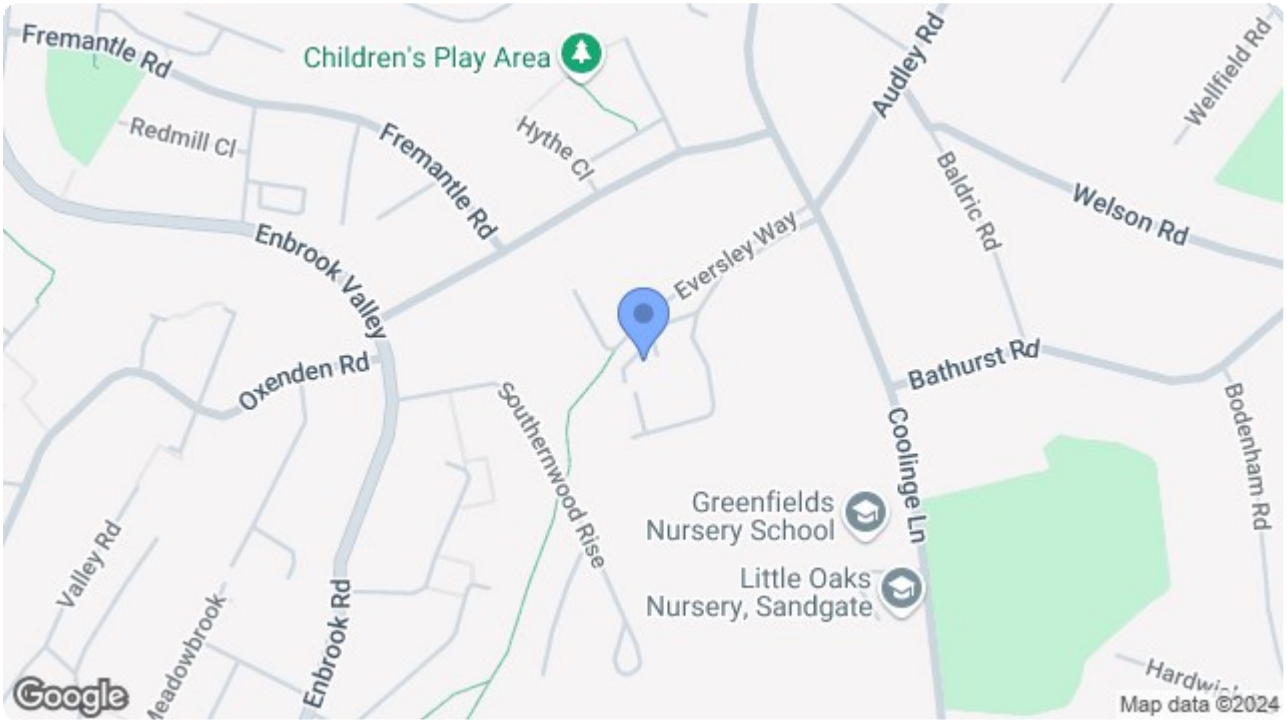
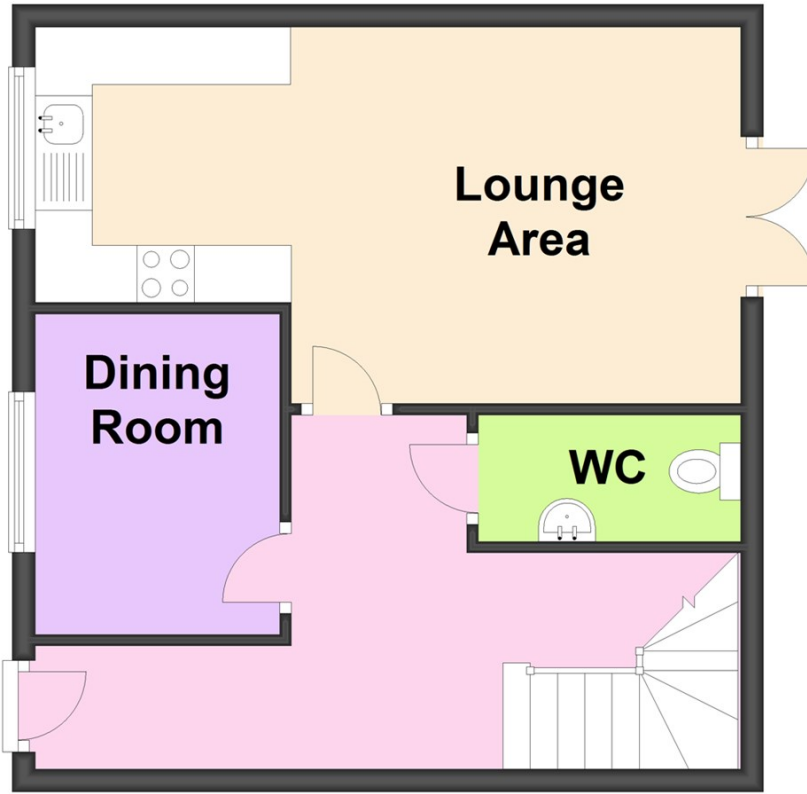


Window to rear, sliding door, door to:

Storage cupboard.

Storage cupboard.

# Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

69 HIGH STREET, ASHFORD, KENT TN24 8SF

Tel: 01233 610444 [www.martinsstates.co.uk](http://www.martinsstates.co.uk) email: [sales@martinsstates.co.uk](mailto:sales@martinsstates.co.uk)



Martins Estates Property Management Ltd  
Registered in England and Wales No. 10031401  
Registered office: 69 High Street, Ashford, Kent, TN24 8SF  
Martins Wilkins T/A Martins Estates Sales and Lettings