

Laing Bennett
Independent estate & letting agents

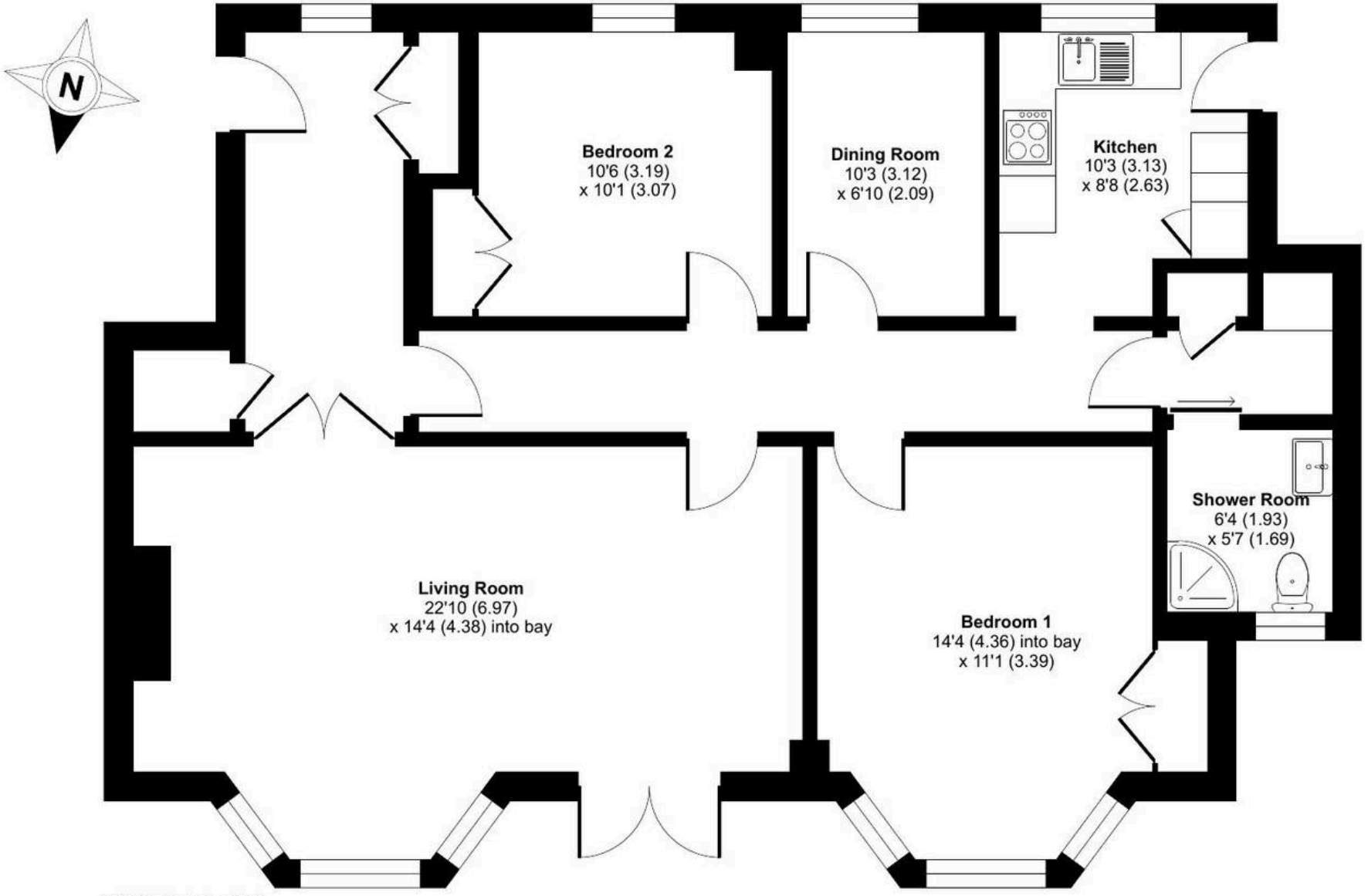
7 Balfour Court Sandgate Road, Folkestone - CT20 2LJ

Guide Price £375,000

Balfour Court, Sandgate Road, Folkestone, CT20

Approximate Area = 1016 sq ft / 94.3 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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7 Balfour Court Sandgate Road

Folkestone

This **well presented ground floor three bedroom apartment** forms part of an impressive and highly sought after building, ideally positioned close to the **Leas Promenade** and within easy reach of the town centre. The apartment offers **generous, light-filled accommodation** with an excellent sense of space throughout. An inviting entrance hall with a cloak cupboard leads to the **spacious living/dining room**, featuring an attractive fireplace with a contemporary surround, a deep bay window and French doors opening onto a **veranda overlooking the attractive communal gardens**. The principal bedroom also enjoys a deep bay window with pleasant garden views, while **two further bedrooms** provide accommodation for guests/family, or one could be utilised as a dining room or a home office. The **stylish and modern kitchen** combines practicality with modern convenience and provides access to a lobby with an additional storage cupboard and door to the outside. A **large shower room/WC** completes the accommodation. The apartment further benefits from **excellent storage**, including a useful utility cupboard with space for a washing machine and tumble dryer and an external store. Additional advantages include **a share of the Freehold, a long lease, and available parking on ad hoc agreement with other residents**, making this an appealing home in a prime coastal location. No chain.

Council Tax band: C Tenure: Share of Freehold

EPC Energy Efficiency Rating: TBC - EPC Environmental Impact Rating: TBC





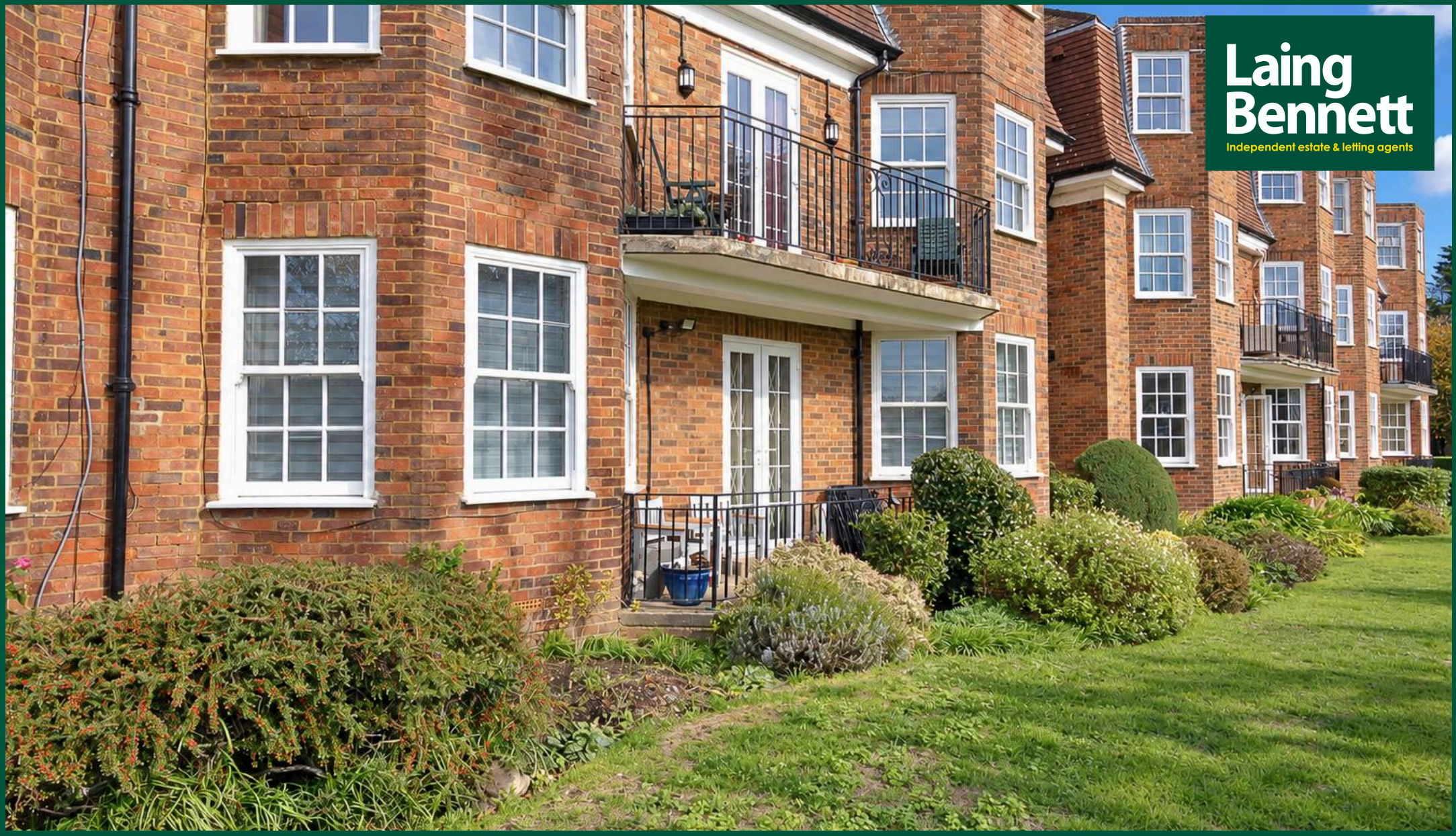





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Laing Bennett

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