



2 Aspen Way,
Hawkinge, Folkestone, CT18 7SY
£399,995

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2 Aspen Way, Hawkinge,

A contemporary style two bedroom executive semi-detached bungalow, built to a high specification, for 55 years of age and over, situated in a secure gated retirement development.

Situation

Terlingham Gardens is a secure private gated community for over 55's set in beautifully manicured gardens in the village of Hawkinge. Close by are a number of walks and rides over surrounding countryside. The town of Hawkinge boasts a large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, two Primary Schools, Post Office and an excellently equipped Care Home. Leisure and socialising activities within the town include Community Centre, Village Hall, Mayfly Restaurant, Coffee Shop, the White Horse Public House, Cat and Custard Pot Public House, Indian and Chinese Take Away and several riding establishments. A frequent bus service runs to both the coastal port of Folkestone to the South and, to the North via the A2, the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London. The High Speed Rail Link is now fully operational reducing the travel time from Folkestone to London St Pancras via Ashford to some 53 minutes! Also within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

The Property

This beautifully presented, contemporary, retirement village bungalow has been well maintained and constructed by the reputable builders Pentland Homes. The accommodation is light and airy throughout with an emphasis on open plan living which includes a extensively fitted kitchen/dining room with integral goods plus a sitting room with patio doors opening to the rear garden. A spacious en-suite is adjacent to the the main bedroom which also has built-in fitted wardrobes. The second double bedroom can be found across the hall as well as the family bath/shower room and laundry room. This property

benefits from underfloor heating throughout with quality floor coverings and modern window blinds.

Outside

2 Aspen Way has its own garden at the rear which is open plan and leads to beautiful communal landscaped gardens with extensive shrubs, hedging and a covered gazebo with seating along with lovely walks, views and a fabulous pond with water fountain. To the front there is driveway parking a covered car port and a useful enclosed store for bins etc.

Services

All main services are understood to be connected to the property. Gas fired central heating, underfloor heating to ground floor.

Please note, these properties are Leasehold with a lease of 994 years. Ground Rent £1 per annum Service Charge for 2024 is approx. £1536.46

Local Authority

Folkestone and Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Leasehold

Current Council Tax Band: D

EPC Rating: B

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 892000**



Ground Floor
1213 sq.ft. (112.7 sq.m.) approx.



TOTAL FLOOR AREA - 1213 sq.ft. (112.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall

Sitting Room

14' 9" x 14' 1" (4.50m x 4.28m)

Kitchen/Dining Area

16' 3" x 12' 7" (4.95m x 3.83m)

Main Bedroom

12' 8" x 9' 7" (3.85m x 2.92m)

En-Suite Shower Room

7' 10" x 6' 11" (2.39m x 2.11m)

Bedroom Two

13' 1" x 8' 11" (4.00m x 2.71m)

Bath/Shower Room

9' 10" x 7' 10" (2.99m x 2.39m)

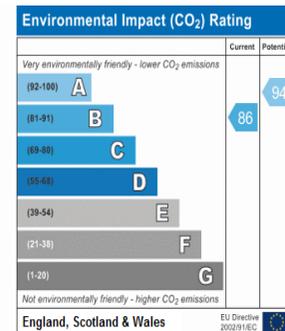
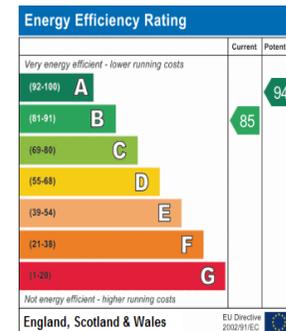
Laundry Cupboard

8' 1" x 2' 3" (2.46m x 0.69m)

Refuse Store

6' 4" x 3' 10" (1.93m x 1.17m)

Carport



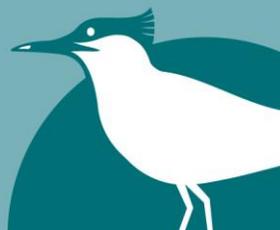
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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