



Flat 3, Oakwood House, 7 Defiant Close  
Hawkinge, Folkestone, CT18 7SU  
OIEO £200,000 Leasehold

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# Flat 3, Oakwood House, Defiant Close

Spacious executive-style first-floor apartment, complete with a modern lift. Two double bedrooms, open-plan sitting/dining room, fully fitted kitchen, situated in a desirable and convenient location. No onward chain.

## Situation

Defiant Close is ideally situated in the innovative development namely Terlingham Forum within the bustling and popular village of Hawkinge. Close by are a number of walks and rides over surrounding countryside. The village 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 a new excellently equipped Care Home. Leisure and socialising activities within the village include Community Centre, Village Hall, Mayfly Restaurant, The Cook's Table Coffee Shop, the White Horse Public House, Cat and Custard Pot Public House, Indian and Chinese Take Away and several riding establishments. A 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 immaculately presented, light, and airy first-floor apartment is set within a modern, executive-style, purpose-built building, completed in 2014 by the reputable Pentland Homes. The development benefits from a modern communal lift, UPVC double glazing, and gas-fired central heating throughout. Designed with a contemporary open-plan layout, the kitchen/sitting/dining area provides a spacious and practical living space, perfect for modern lifestyles. The wide entrance hall offers ample storage, featuring two deep built-in cupboards. There are two double bedrooms, one of

which includes built-in wardrobes, and a modern family shower room. Externally, the property comes with one allocated parking space, along with additional visitor parking.

## Outside

**Communal Area** – A designated refuse storage area with recycling facilities is provided, along with a separate locked storage space for personal belongings. **Parking** – The property benefits from one allocated parking space, with additional visitor parking available within the development.

## Services

All main services are understood to be connected to the property.

Lease - 999 years from 1 January 2014  
Ground Rent - £315 per annum  
Service Charge - £2100 per annum

## Local Authority

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

## Tenure

Leasehold

**Current Council Tax Band: B**

**EPC Rating: B**

## Agents Note

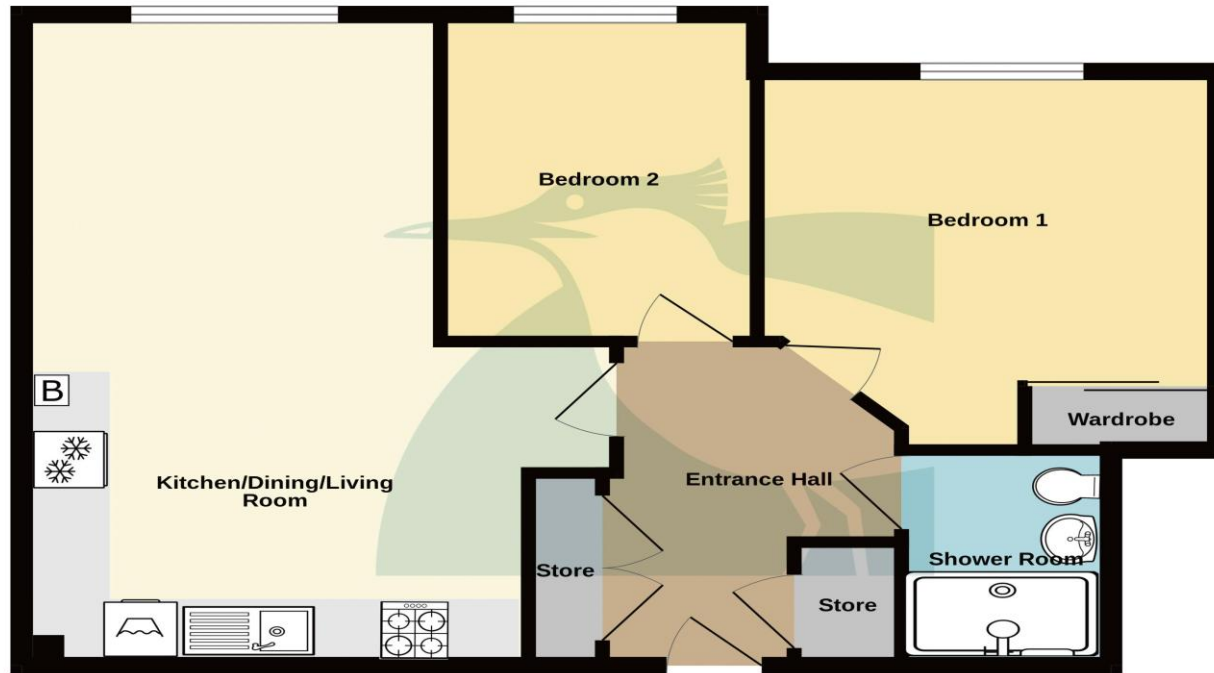
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.





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

## First Floor 650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 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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## Communal Ground Floor Hall

Stairs & Lift to First Floor

## Entrance Hall

10' 9" x 7' 4" (3.27m x 2.23m)

## Kitchen/Dining/Living Room

22' 2" x 13' 4" (6.75m x 4.06m)

## Bedroom 1

12' 11" x 12' 1" (3.93m x 3.68m)

## Bedroom 2

11' 1" x 8' 4" (3.38m x 2.54m)

## Shower Room

7' 4" x 5' 6" (2.23m x 1.68m)

## Outside

Allocated Parking and Visitor Parking

## Services

Lease - 999 years from 1 January 2014

Ground Rent - £315 per annum

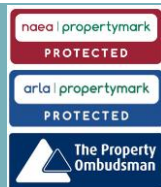
Service Charge - £2100 per annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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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