



Apartment 6, 1 Marling Place Terlingham Gardens
Hawkinge, Folkestone, CT18 7UG
£345,000

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Apartment 6,1 Marling Place

Terlingham Gardens, Hawkinge, Folkestone

A stylish and contemporary two-bedroom executive penthouse apartment at Marling Place, designed exclusively for residents aged 55 and over. Finished to a high specification, situated within a unique and picturesque secure gated development.

Situation

Apartment 6 is situated within Terlingham Gardens an exclusive gated development surrounded by landscaped communal gardens yet within walking distance of all the amenities Hawkinge has to offer. Close by are a number of walks and rides over the surrounding idyllic countryside. The village of Hawkinge itself 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 Care Home. Leisure and socialising activities within the village include the Community Centre, Village Hall, Mayfly Public House, Coffee Shop, White Horse Public House, Cat and Custard Pot Public House and Take Away food establishments. Bus services run to both the coastal port of Folkestone to the south and, to the north via the A2, to 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 reduces travel time from Folkestone to London St Pancras via Ashford to some 59 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 stunning penthouse apartment is situated within an exclusive contemporary-style development, offering a unique and sophisticated lifestyle. Designed with high-quality fixtures and fittings throughout, this spacious home provides both comfort and elegance. The property benefits from a secure entry system, including double electric gates, ensuring a private and exclusive environment. A bright and airy entrance hall, complete with a modern lift and staircase, leads to the apartment, while a separate door opens onto a beautifully landscaped patio area with seating and views of the fountain. Additionally, a spacious locked storage area is conveniently located on the top landing near the apartment. Inside, a wide entrance hallway features two large storage cupboards, while the open-plan sitting area boasts far-reaching views, including

glimpses of the sea and France on clear days. The fully fitted kitchen is equipped with an extensive range of integrated appliances. The apartment offers two generous double bedrooms, one with a luxurious en-suite and built in wardrobes, complemented by an equally stylish family bath and shower room. Residents enjoy allocated parking, visitor parking, and access to an external bike store.

Services

There is regular maintenance of all the landscaping, regular cleaning of the common areas and windows, bin/recycling services are all included as part of the service charge. Underfloor heating throughout the apartment.

Local Authority

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

Tenure Leasehold

Current Council Tax Band: B

Lease and Service Charge:

Remainder of 999 year lease
Service Charge for 2025 TBC
10 Year NHBC warranty

EPC Rating: B

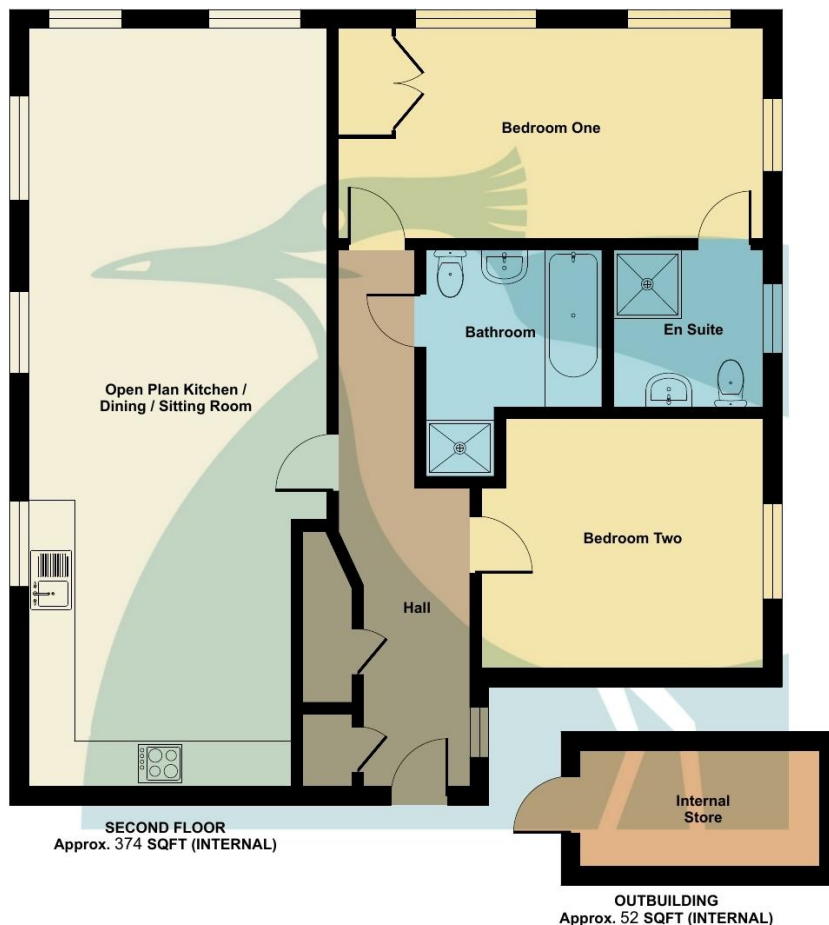
Agents Note

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.

Please note: Buyers must be aged 55 or over.



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



Approximate Area = 974 sq ft / 90.5 sq m
Outbuilding = 52 sq ft / 4.8 sq m
Total = 1026 sq ft / 95.3 sq m
For identification only - Not to scale

Entrance Hallway

12' 8" x 4' 7" (3.86m x 1.40m)

Open Plan Kitchen/ Dining/Sitting Room

32' 9" x 12' 11" (9.97m x 3.93m)

Bedroom One

18' 4" x 9' 1" (5.58m x 2.77m)

En Suite

6' 7" x 6' 4" (2.01m x 1.93m)

Bedroom Two

12' 2" x 10' 9" (3.71m x 3.27m)

Bathroom

7' 6" x 6' 6" (2.28m x 1.98m)

Internal Store

10' 4" x 5' 0" (3.15m x 1.52m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n4chem 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1256386

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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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