



Flat 4, 4 Defiant Close, Hawkinge,  
Folkestone, CT18 7SU – NO CHAIN  
75% Shared Equity £157,500

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# Flat 4, 4 Defiant Close, Hawkinge, Folkestone

An immaculate two bedroom spacious apartment emphasising an open plan living with allocated parking being offered with a 75% Shared Ownership. NO CHAIN.

## Situation

Defiant Close is ideally situated within the innovative development namely 'Terlingham Forum' in the 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

Flat 4, 4 Defiant Close is situated in a most modern executive style purpose built three storey building. Being part of a relatively new development constructed by the reputable builders Pentland Homes and benefiting from upvc double glazing and gas fired central heating. Emphasis around open plan modern living, this immaculate apartment is light and spacious and consists of an entrance hall with storage, two double bedrooms with built-in wardrobes in the master bedroom, modern family bathroom and large open plan sitting/dining room

with well fitted kitchen. Allocated parking for one vehicle and further visitors parking on a first come first served basis. Entry intercom system. Communal recycle store and refuse storage. Remainder of the 10 year NHBC guarantee. This apartment is being sold on a shared ownership basis as an affordable home through Landspeed and is available at 75% of the open market value and is available to prospective purchasers who either live, work or have close family connections within the area.

## Services

All main services are connected. Gas fired central heating.  
NB There is no rent payable on the unpurchased equity share.  
Full Price £210,000 - share example 75% share - £157,500.  
Monthly Service Charge - £100.  
Ground Rent - Approximately £50 per annum.  
Lease - 999 years from 1st January 2014.

## Local Authority

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

## Current Council Tax Band: B

## EPC Rating: B

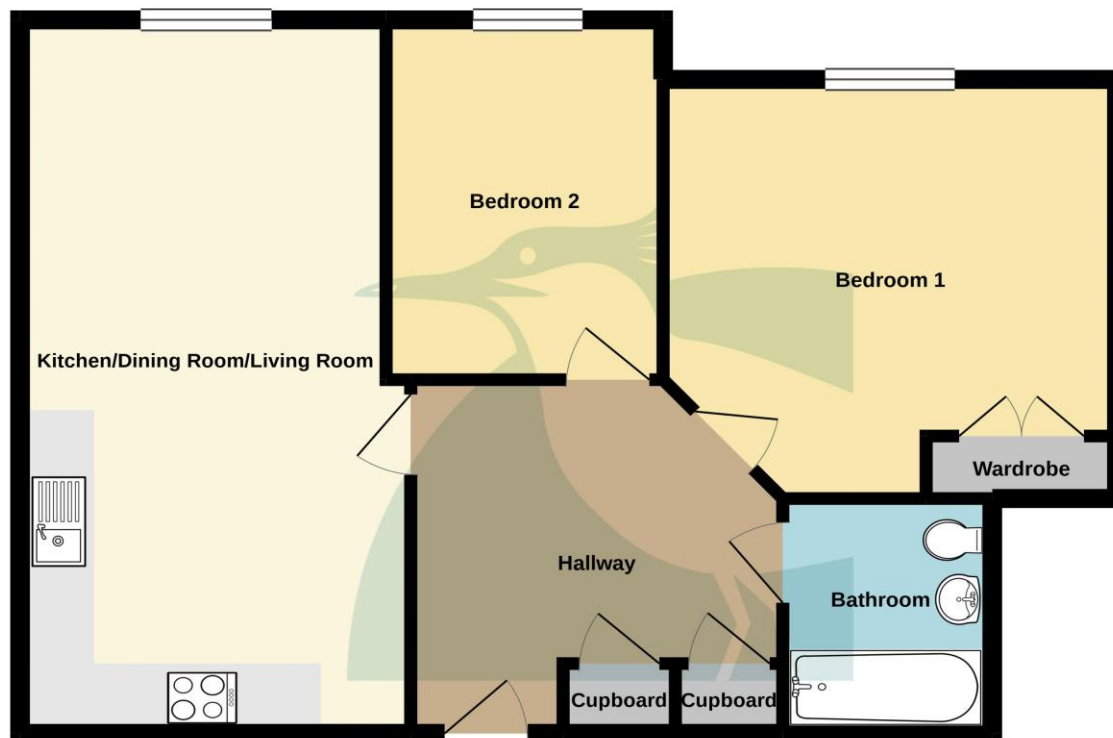
## Agents Note

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**

Ground Floor  
676 sq.ft. (62.8 sq.m.) approx.



Entrance Hallway

10' 9" x 11' 2" (3.27m x 3.40m)

Kitchen/Dining Room/Living Room

22' 2" x 11' 9" (6.75m x 3.58m)

Bathroom

7' 3" x 5' 6" (2.21m x 1.68m)

Bedroom 1

13' 0" x 12' 1" (3.96m x 3.68m)

Bedroom 2

11' 2" x 8' 4" (3.40m x 2.54m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 676 sq.ft. (62.8 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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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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