



**Price**  
**£325,000**

**Freehold**

4x  1x  1x 

**St. Michael's Street,  
Folkestone, Kent, CT20**

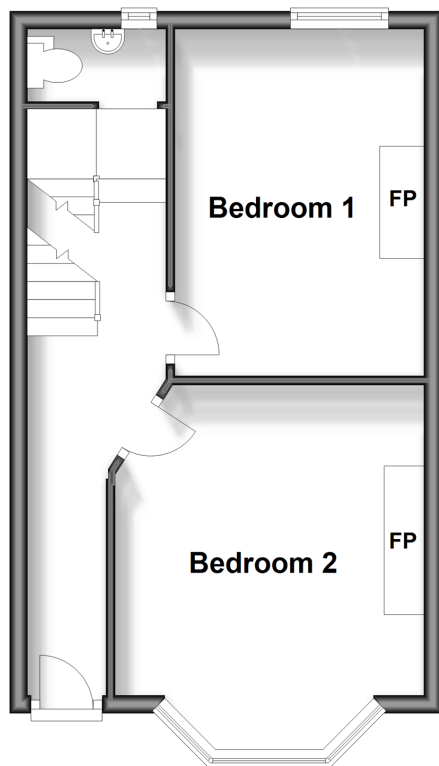
**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

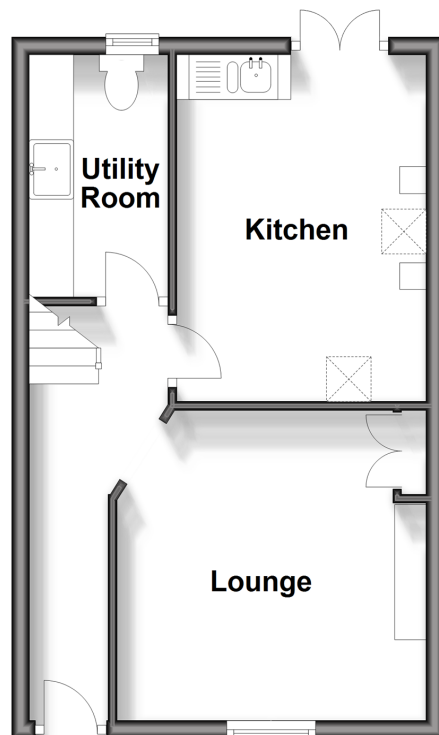
### Upper Ground Floor

Approx. 33.6 sq. metres (361.2 sq. feet)



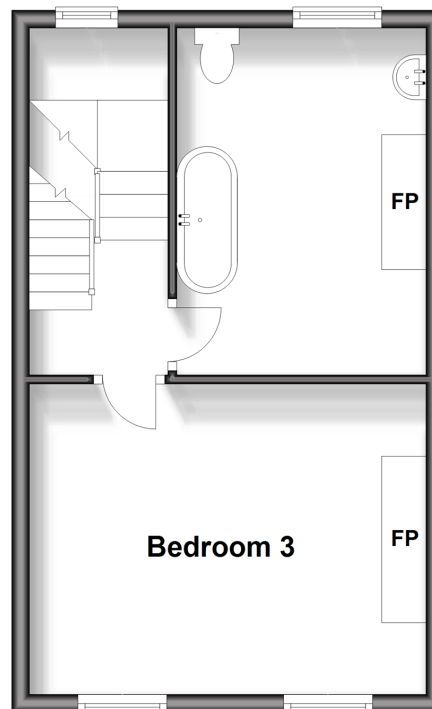
### Lower Ground Floor

Approx. 33.2 sq. metres (357.3 sq. feet)



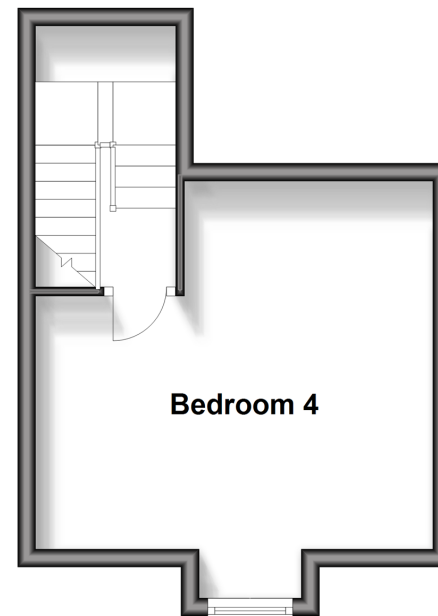
### First Floor

Approx. 33.2 sq. metres (357.3 sq. feet)



### Second Floor

Approx. 21.7 sq. metres (233.7 sq. feet)



## Accommodation

### UPPER-GROUND FLOOR

Entrance Hallway

Bedroom 1: 13'0 x 9'0 (3.97m x 2.75m)

Bedroom 2: 13'0 x 10'0 (3.97m x 3.05m)

Separate Toilet

### LOWER-GROUND FLOOR

Hallway

Lounge: 11'0 x 10'0 (3.36m x 3.05m)

Kitchen: 12'1 x 9'0 (3.69m x 2.75m)

Utility Room

### FIRST FLOOR

Landing

Bedroom 3: 14'0 x 11'0 (4.27m x 3.36m)

Bathroom: 12'1 x 8'0 (3.69m x 2.44m)

### SECOND FLOOR

Landing

Bedroom 4: 14'0 x 11'0 (4.27m x 3.36m)

### OUTSIDE

Rear Garden





## Main features

- **Spacious and extremely versatile layout split over four floors**
- **Situated in a very sought after location close to the beach and Harbour Arm**
- **Short walk to town and good schools**
- **Within easy reach of Folkestone Central Train Station**
- **Ideal for extending or conversion of flats, subject to planning permission**



### Nearest Schools

Primary Schools: Folkestone, St Peter's C of E Primary 0.1 miles, St Eanswythe's C of E Primary 0.1 miles

Secondary Schools: Oakwood School 0.6 miles, Highview School 0.6 miles, The Harvey Grammar School 1.1 miles



### Transport Information

Train Stations: Folkestone Central 0.6 miles, Folkestone West High Speed Link 1.3 miles, Sandling 5.1 miles



### Address

St. Michael's Street, Folkestone, Kent, CT20



### Directions

For directions to this property please contact us.





**Wards**  
Helping you move forwards

Call Folkestone Branch 01303 256505 ■ [wardsofkent.co.uk](https://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



12629961/20240116/LS/CC