



Guide Price
£450,000

Freehold

4x  1x  2x 

**Bournemouth Road,
Folkestone, Kent, CT19**

OVER 60?

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



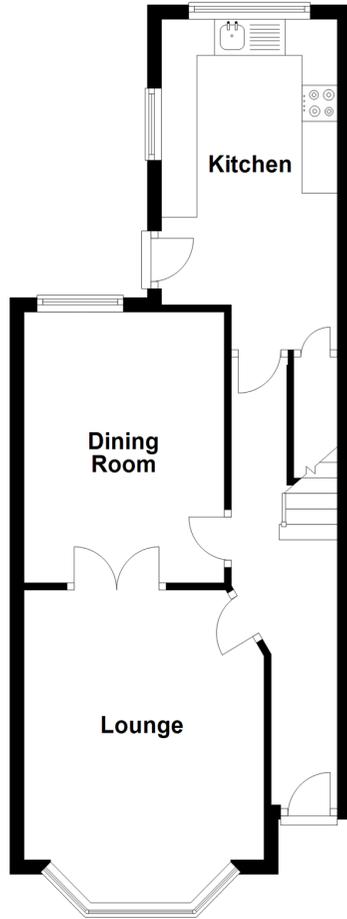
Video Tour available

Wards

Helping you move forwards

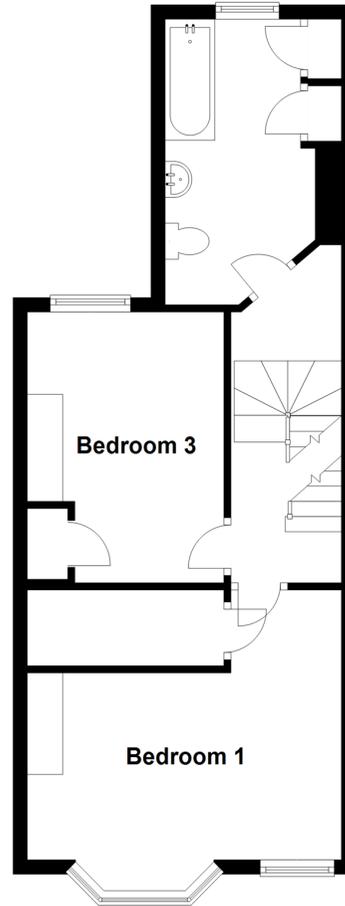
Ground Floor

Approx. 43.4 sq. metres (466.8 sq. feet)



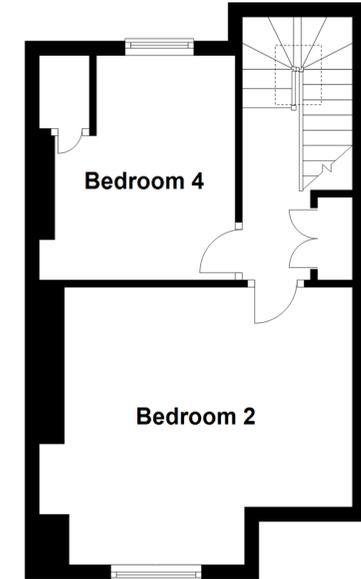
Split Level First Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



Second Floor

Approx. 30.9 sq. metres (332.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall
Lounge: 14'9 x 11'0 (4.50m x 3.36m)
Dining Room : 12'3 x 9'1 (3.74m x 2.77m)
Kitchen : 15'0 x 8'0 (4.58m x 2.44m)

SPLIT FIRST FLOOR

Landing
Bathroom : 12'1 x 7'1 (3.69m x 2.16m)
Bedroom 1 : 14'7 x 12'3 (4.45m x 3.74m)
Walk in Wardrobe : 8'6 x 3'4 (2.59m x 1.02m)
Bedroom 3: 12'4 x 9'1 (3.76m x 2.77m)

SECOND FLOOR

Landing
Bedroom 2: 13'11 x 12'7 (4.24m x 3.84m)
Bedroom 4: 11'0 x 8'3 (3.36m x 2.52m)

OUTSIDE

Front and Rear Garden



Main features

- Charming period property with original features
- Short walk to Radnor Park, great schools, town and Harbour Arm
- Low maintenance sunny rear garden, perfect for those summer barbecues
- On the doorstep of Folkestone Central train station with direct access to London St Pancras
- Spacious versatile living accommodation and modern kitchen



Nearest Schools

Primary Schools: Folkestone Christ Church CoFE Primary 0.1 miles, Stella Maris Catholic Primary 0.1 miles, Park Farm Primary 0.2 miles
Secondary Schools: Highview School 0.3 miles, The Harvey Grammar School 0.7 miles, Oakwood School 0.7



Transport Information

Train Stations: Folkestone Central 0.3 miles, Folkestone West High Speed Link 1.2 miles, Sandling 4.6 miles



Address

Bournemouth Road, Folkestone, Kent, CT19



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Folkestone Branch 01303 256505 ■ wardsof Kent.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.

EPC RATING

CURRENT: **E(54)** POTENTIAL: **C(69)**

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