



**Guide Price**  
**£450,000**

**Freehold**

4x  1x  2x 

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

**OVER 60?**

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

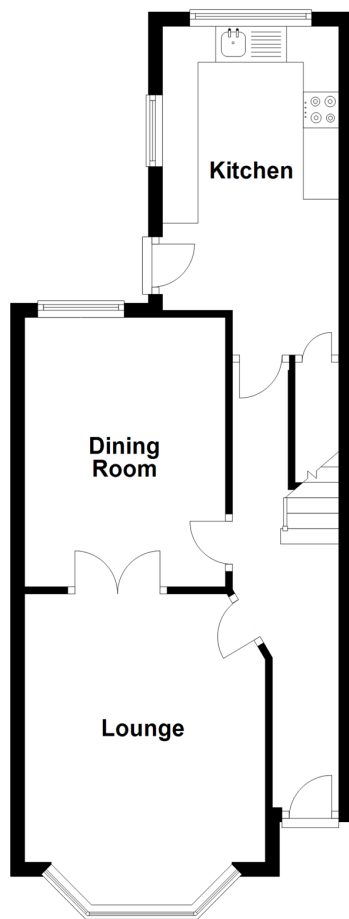


**Video Tour available**

*Wards*  
Helping you move forwards

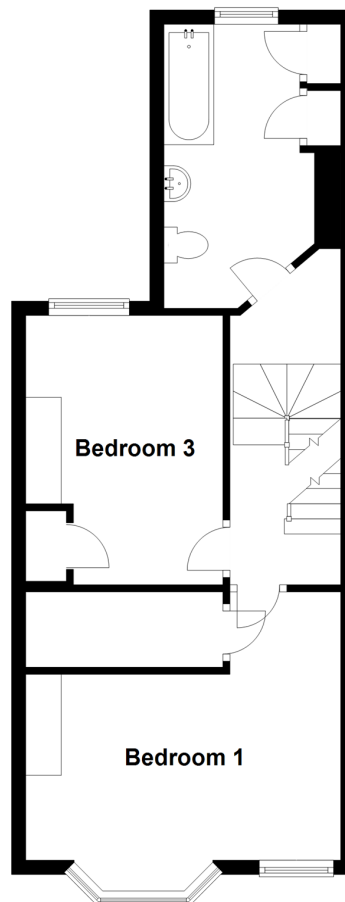
### Ground Floor

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



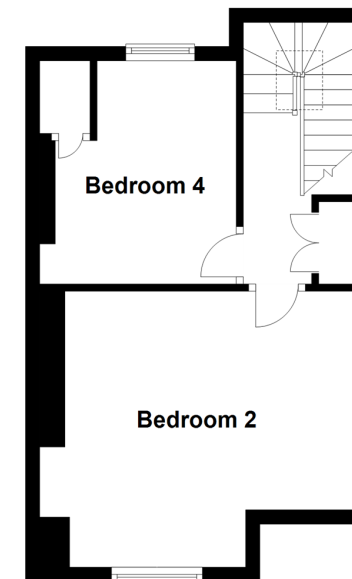
### Split Level First Floor

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.





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



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