



**OVER 60?**

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

**Price**

**£270,000**

**Freehold**

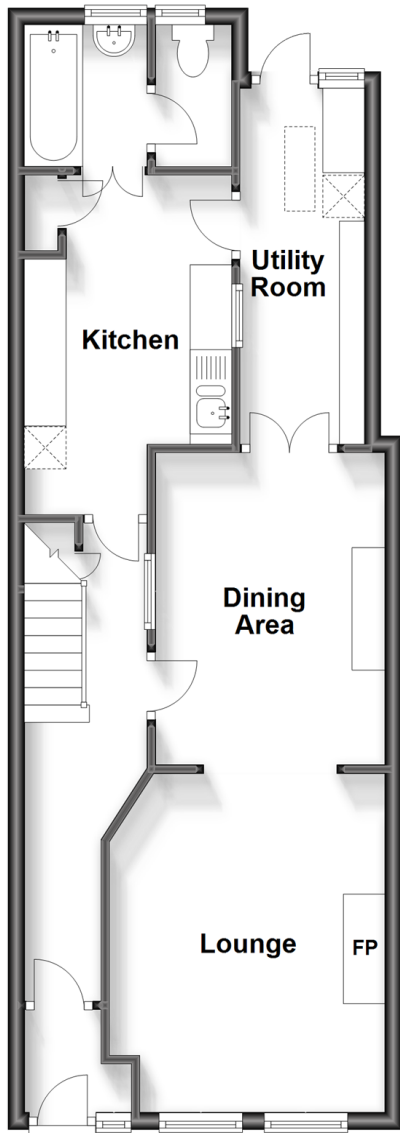
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**Grove Road, Folkestone,  
Kent, CT20**

*Wards*  
Helping you move forwards

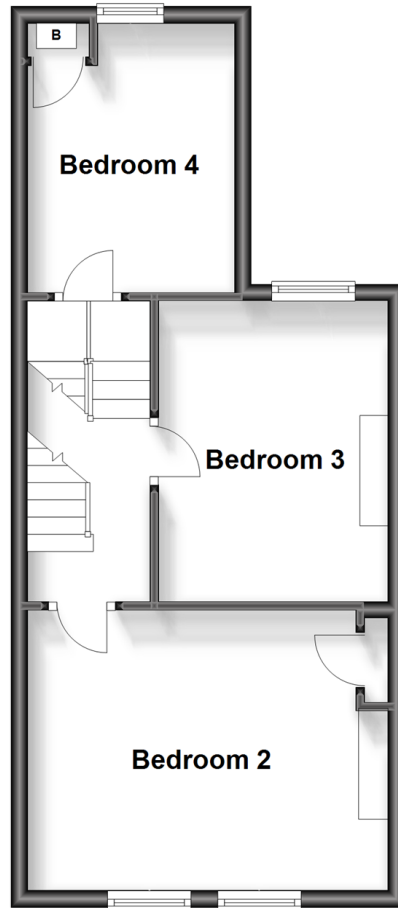
## Ground Floor

Approx. 53.3 sq. metres (573.5 sq. feet)



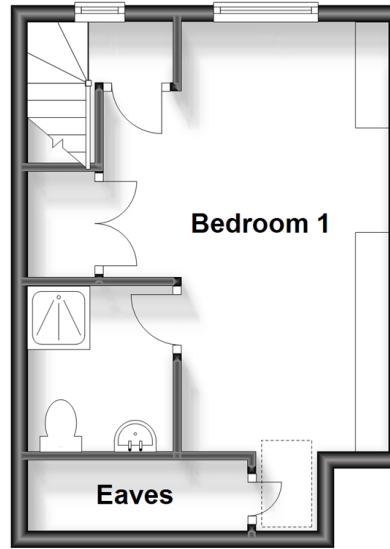
## Split Level First Floor

Approx. 38.5 sq. metres (414.0 sq. feet)



## Second Floor

Approx. 25.3 sq. metres (272.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Hallway

Lounge: 13'0 x 10'1 (3.97m x 3.08m)

Dining Area: 11'1 x 9'0 (3.38m x 2.75m)

Kitchen: 13'0 x 8'0 (3.97m x 2.44m)

Utility Room: 13'1 x 4'1 (3.99m x 1.25m)

Bathroom

Separate Toilet

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 2

Bedroom 3

Bedroom 4

### SECOND FLOOR

Landing

Bedroom 1: 16'1 x 9'1 (4.91m x 2.77m)

En-suite

### OUTSIDE

Rear Garden





## Main features

- Terraced home with spacious living accommodation set over three floors
- Patio garden perfect for entertaining
- Open plan lounge/diner with keyhole walk through
- Utility Room and en-suite
- Close to the popular Harbour Arm and nearby transport links



### Nearest Schools

Primary Schools: Castle Hill Community Primary 0.4 miles, St Peter's C of E Primary 0.5 miles

Further Education: South Kent College 0.8 miles, Folkestone School for Girls 2.6 miles



### Transport Information

Train Stations: Folkestone Central 0.7 miles, Folkestone West High Speed Link 1.3 miles, Sandling 5.1 miles



### Address

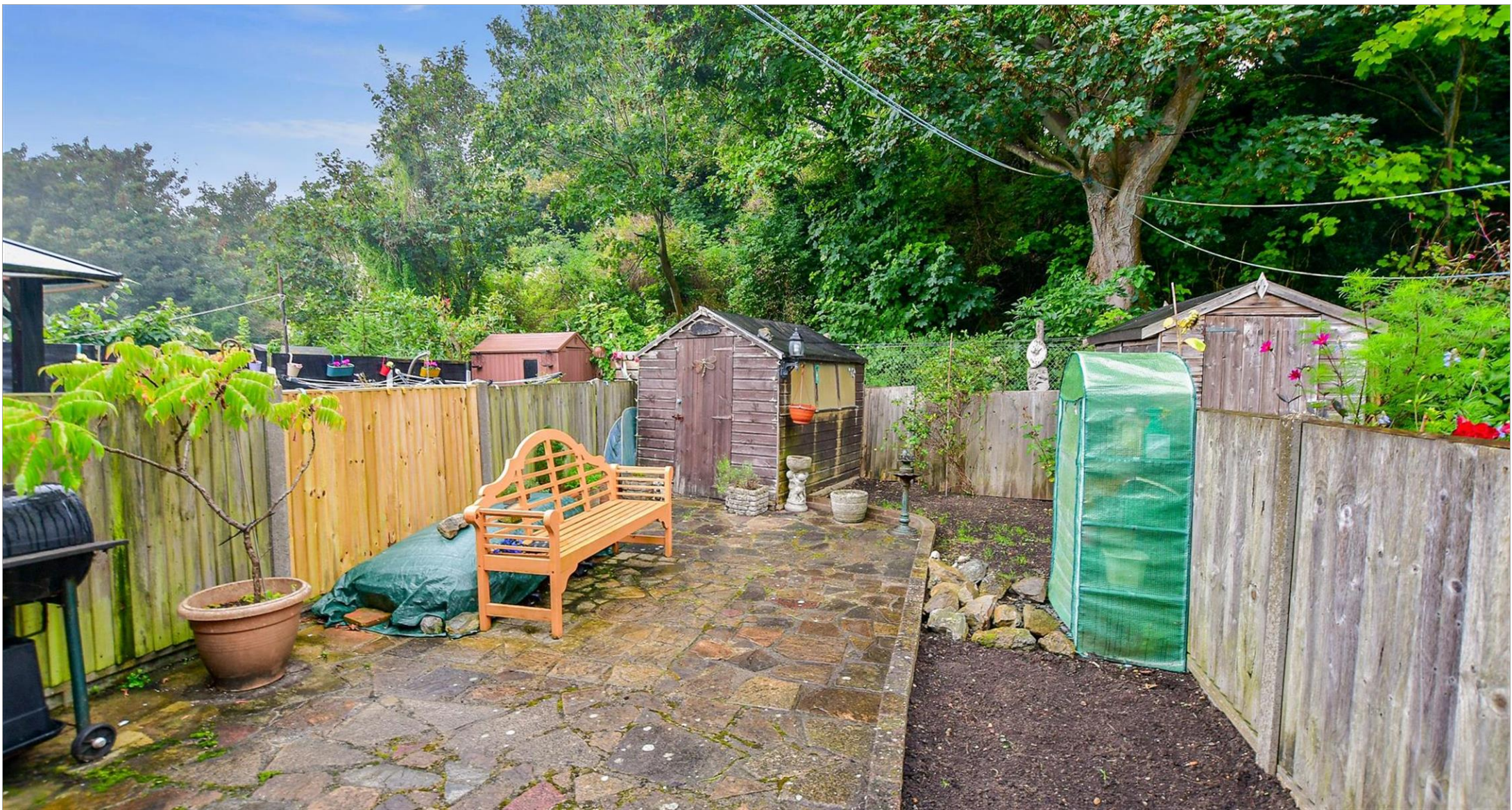
Grove Road, Folkestone, Kent, CT20



### Directions

For directions to this property please contact us.





**Wards**  
Helping you move forwards

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



12637520/20231014/LS/CW