



**OVER 60?**

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

**Price**

**£425,000**

**Freehold**

3x  2x  1x 

**Dolphins Road,  
Folkestone, Kent, CT19**

*Wards*  
Helping you move forwards





## Main features

- Extremely sought after location, easy reach to town and seafront
- Garage and off road parking
- Two receptions rooms, utility room and a spacious conservatory
- Large rear garden
- Potential to extend, subject to planning

## Accommodation

### GROUND FLOOR

Hallway  
 Dining Room: 15'9 x 13'7 (4.80m x 4.14m)  
 Living Room: 11'11 x 11'3 (3.63m x 3.43m)  
 Kitchen  
 Utility Room  
 Downstairs Bathroom  
 Conservatory

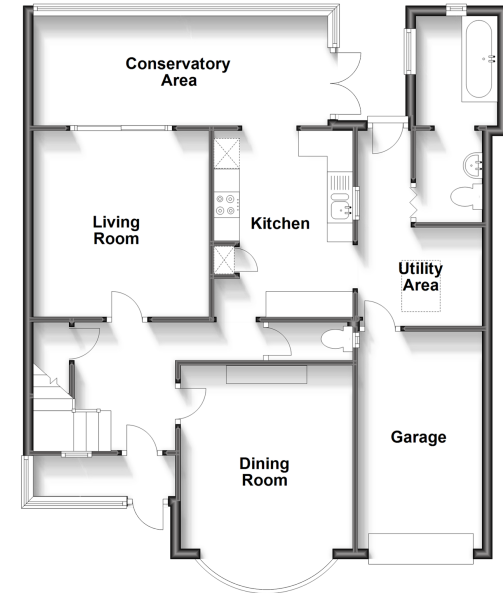
### FIRST FLOOR

Landing  
 Bedroom 1: 11'9 x 11'1 (3.58m x 3.38m)  
 Bedroom 2: 11'11 x 11'3 (3.63m x 3.43m)  
 Bedroom 3: 9'0 x 9'0 (2.75m x 2.75m)  
 Bathroom

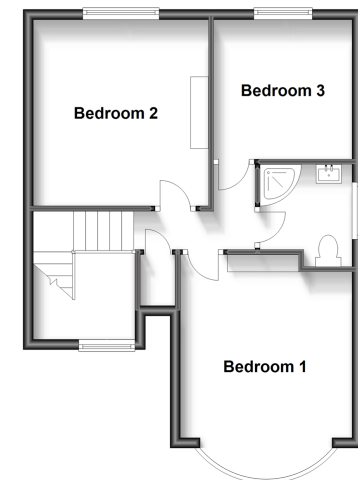
### OUTSIDE

Rear Garden  
 Garage  
 Driveway

**Ground Floor**  
 Approx. 85.8 sq. metres (924.0 sq. feet)



**First Floor**  
 Approx. 45.5 sq. metres (489.5 sq. feet)



**Call Folkestone - 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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