



**Guide Price**  
**£320,000**

**Freehold**

4x  1x  2x 

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

**OVER 60?**

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

*Wards*  
Helping you move forwards

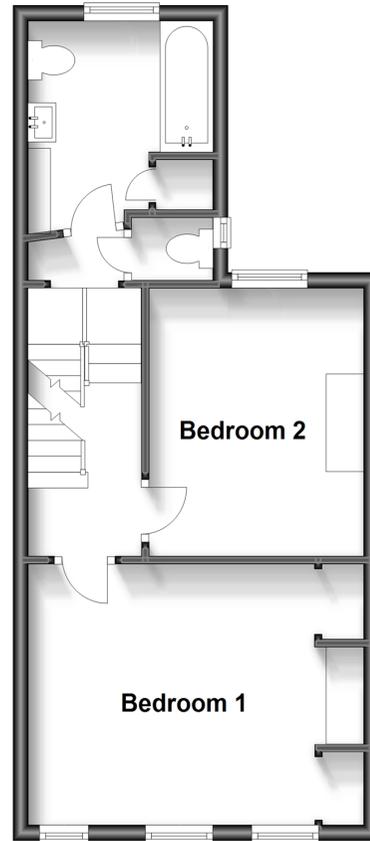
## Ground Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



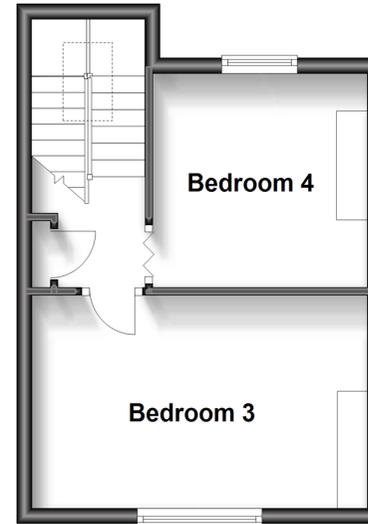
## First Floor

Approx. 38.9 sq. metres (419.0 sq. feet)



## Second Floor

Approx. 25.8 sq. metres (277.6 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Lounge: 11'8 x 10'11 (3.56m x 3.33m)

Dining Room: 11'9 x 9'4 (3.58m x 2.85m)

Kitchen: 10'10 x 8'0 (3.30m x 2.44m)

### FIRST FLOOR

Landing: 8'9 x 7'5 (2.67m x 2.26m)

Bathroom

Separate Toilet

Bedroom 1: 14'9 x 11'1 (4.50m x 3.38m)

Bedroom 2: 11'1 x 9'4 (3.38m x 2.85m)

### SECOND FLOOR

Landing

Bedroom 3: 15'2 x 8'11 (4.63m x 2.72m)

Bedroom 4: 9'7 x 9'1 (2.92m x 2.77m)

### OUTSIDE

Rear Garden



## Main features

- Short walk to Radnor Park, great schools, town and the Harbour Arm
- On the doorstep of Folkestone Central Train Station with direct access to London St Pancras
- Low maintenance sunny rear garden, perfect for those summer barbecues
- Spacious and extremely versatile living accommodation
- Modern bathroom



### Nearest Schools

Primary Schools: Folkestone Christ Church CoE Primary 0.1 miles, Stella Maris Catholic Primary 0.2 miles, Park Farm Primary 0.3 miles

Secondary Schools: Highview School 0.3 miles, Oakwood



### Transport Information

Train Stations: Folkestone Central 0.2 miles, Folkestone West High Speed Link 0.9 miles, Sandling 4.7 miles



### Address

Bournemouth Road, Folkestone, Kent, CT19



### Directions

For directions to this property please contact us.



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



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