



**Price**  
**£375,000**

**Freehold**

5x  1x  2x 

**Victoria Road,  
Folkestone, Kent, CT19**

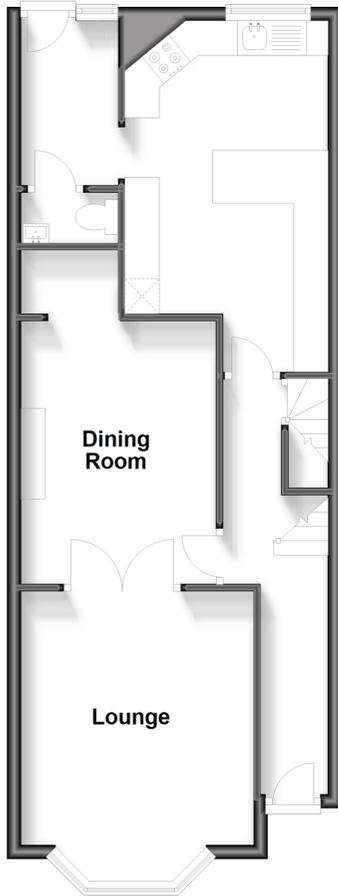
**OVER 60?**

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

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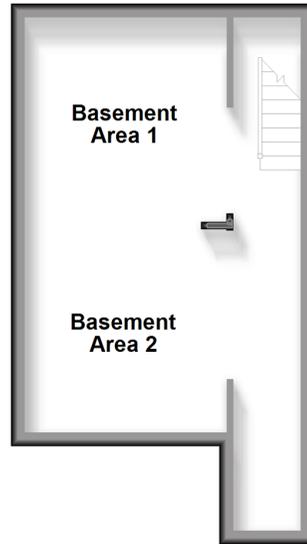
### Split Level Ground Floor

Approx. 38.3 sq. metres (412.0 sq. feet)



### Basement

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



### First Floor

Approx. 46.7 sq. metres (503.0 sq. feet)



### Split Level Second Floor

Approx. 41.4 sq. metres (445.5 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

- Hallway
- Lounge: 14'1 x 10'0 (4.30m x 3.05m)
- Dining Room: 12'0 x 8'1 (3.66m x 2.47m)
- Kitchen: 13'1 x 9'0 (3.99m x 2.75m)
- Utility Room: 7'0 x 4'1 (2.14m x 1.25m)
- Downstairs Toilet

### BASEMENT

- Basement Hallway
- Basement Area 1
- Basement Area 2

### FIRST FLOOR

- Landing
- Bedroom 1: 13'1 x 12'0 (3.99m x 3.66m)
- Bedroom 2: 12'0 x 8'1 (3.66m x 2.47m)
- Bedroom 4: 10'0 x 9'0 (3.05m x 2.75m)
- Separate Toilet

### SPLIT LEVEL SECOND FLOOR

- Landing
- Bedroom 3: 14'1 x 12'0 (4.30m x 3.66m)
- Bedroom 5: 10'1 x 8'1 (3.08m x 2.47m)
- Bathroom

### OUTSIDE

- Rear Garden



## Main features

- Short walk to Radnor Park, great schools, town and Harbour Arm
- Spacious/versatile
- Modern kitchen, utility room and cellar, ideal for games room/home office
- On doorsteps of Folkestone Central Station - direct access to London St Pancras
- Low maintenance rear garden, perfect for summer barbeques



### Nearest Schools

Primary Schools: Folkestone Christ Church CoFE Primary 0.4 miles, Stella Maris Catholic Primary 0.4 miles

Secondary Schools: The Harvey Grammar School 1.0 miles, The Folkestone School for Girls 1.7 miles



### Transport Information

Train Stations: Folkestone Central 0.4 miles, Folkestone West High Speed Link 1.3 miles, Dover Priory 6.3 miles



### Address

Victoria 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.



EPIC RATING  
CURRENT: C(76) POTENTIAL: B(86)

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