



Price

£500,000

Leasehold

3x  1x  1x 

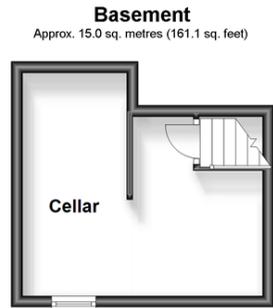
Godwyn Road,  
Folkestone, Kent, CT20

**OVER 60?**

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

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**Ground Floor**  
Approx. 211.6 sq. metres (2278.1 sq. feet)



## Accommodation

### GROUND FLOOR

Communal Hallway  
Cloakroom  
Hallway  
Lounge: 21'1 x 14'1 (6.43m x 4.30m)  
Dining Area: 13'0 x 12'1 (3.97m x 3.69m)  
Kitchen: 18'1 x 8'2 (5.52m x 2.49m)  
Conservatory: 20'9 x 12'2 (6.33m x 3.71m)

Bedroom 1: 18'1 x 16'1 (5.52m x 4.91m)  
Bedroom 2: 15'5 x 15'1 (4.70m x 4.60m)  
Bedroom 3/Study: 12'9 x 9'9 (3.89m x 2.97m)  
Bathroom  
Garage: 15'0 x 8'6 (4.58m x 2.59m)  
Lean-to

### BASEMENT

Cellar: 13'5 x 12'1 (4.09m x 3.69m)

### OUTSIDE

Rear Garden



## Main features

- Set in a stunning picturesque, leafy, tree lined road
- Spacious and extremely versatile apartment - beautiful original features
- Large sunny private rear garden and stunning conservatory perfect for those summer evenings
- Garage and off-road parking
- Highly sought after area, a very short walk to Folkestone West train station



### Nearest Schools

Primary Schools: Lypne C of E Primary 0.5 miles, Sandgate Primary 0.7 miles

Secondary Schools: The Folkestone School for Girls 0.6 miles, The Harvey Grammar School 0.6 miles



### Transport Information

Train Stations: Folkestone West High Speed Link 0.5 miles, Folkestone Central 0.8 miles, Dover Priory 7.0 miles



### Address

Godwyn Road, Folkestone, Kent, CT20



### 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.

<b>EPC RATING</b>	<b>CURRENT:</b>	<b>POTENTIAL:</b>

12637657/20231030/CW/CC