



**OVER 60?**

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

**Price**

**£280,000**

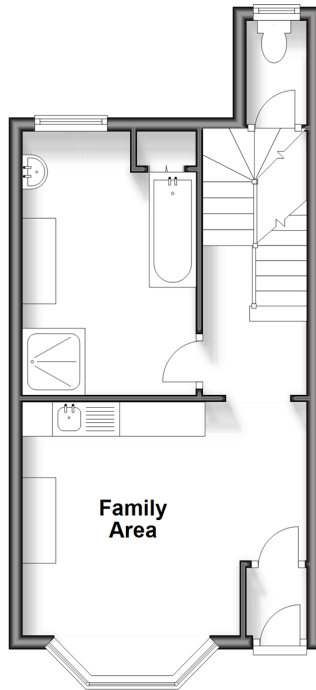
**Freehold**

3x  1x  1x 

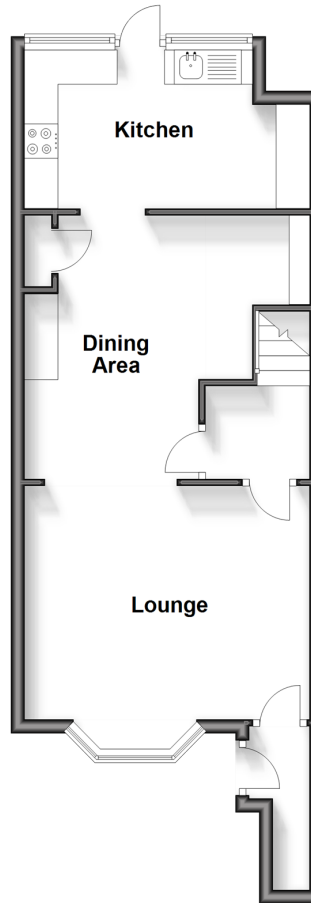
**Darby Road, Folkestone,  
Kent, CT20**

*Wards*  
Helping you move forwards

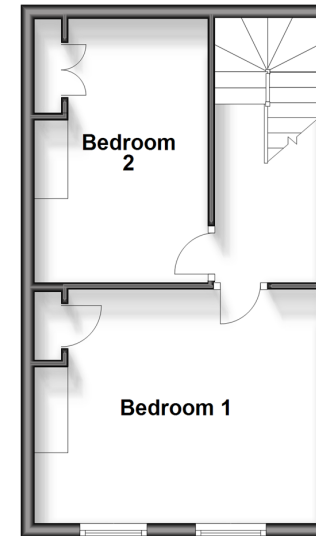
**Ground Floor**  
Approx. 33.0 sq. metres (355.7 sq. feet)



**Lower Ground Floor**  
Approx. 42.8 sq. metres (460.6 sq. feet)



**First Floor**  
Approx. 31.2 sq. metres (336.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Family Area: 14'1 x 11'2 (4.30m x 3.41m)  
Bathroom: 12'1 x 8'6 (3.69m x 2.59m)  
Separate Toilet

### LOWER-GROUND FLOOR

Hallway  
Lounge: 13'9 x 11'2 (4.19m x 3.41m)  
Dining Area: 12'1 x 8'1 (3.69m x 2.47m)  
Kitchen: 10'1 x 7'1 (3.08m x 2.16m)

### FIRST FLOOR

Landing  
Bedroom 1: 13'1 x 11'6 (3.99m x 3.51m)  
Bedroom 2: 13'9 x 8'1 (4.19m x 2.47m)

### OUTSIDE

Rear Garden





## Main features

- Versatile living
- Spacious throughout
- Permit parking
- Close to station and local amenities
- Over three floors



### Nearest Schools

Primary Schools: Folkestone Christ Church CofE Primary 0.2 miles, St Eanswythe's C of E Primary 0.2 miles

Secondary Schools: Highview School 0.5 miles, Oakwood School 0.7 miles, The Harvey Grammar School 0.9 miles



### Transport Information

Train Stations: Folkestone Central 0.4 miles, Folkestone West High Speed Link 1.0 miles, Sandling 4.8 miles



### Address

Darby Road, Folkestone, Kent, CT20



### Directions

For directions to this property please contact us.



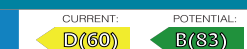


**Wards**  
Helping you move forwards

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.



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