



**Price**

**£625,000**

**Freehold**

4x  2x  1x 

**Old Dover Road,  
Capel-Le-Ferne,  
Capel-Le-Ferne,  
Folkestone, Kent, CT18**

**OVER 60?**

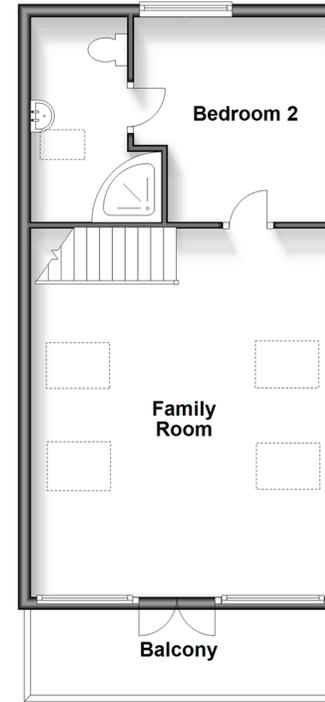
Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

**Ground Floor**  
Approx. 119.4 sq. metres (1284.8 sq. feet)



**First Floor**  
Approx. 43.0 sq. metres (462.4 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway  
Lounge: 13'2 x 11'0 (4.02m x 3.36m)  
Bedroom 1: 13'7 x 9'3 (4.14m x 2.82m)  
Bedroom 3: 13'10 x 10'0 (4.22m x 3.05m)  
Dining Room: 14'5 x 13'5 (4.40m x 4.09m)  
Shower Room

Kitchen: 20'2 x 13'6 (6.15m x 4.12m)  
Utility Room: 8'0 x 5'8 (2.44m x 1.73m)  
Garden Room: 20'4 x 12'6 (6.20m x 3.81m)

### FIRST FLOOR

Family Room: 23'2 x 15'3 (7.07m x 4.65m)  
Bedroom 2: 13'11 x 11'0 (4.24m x 3.36m)  
En-Suite Shower Room

### OUTSIDE

Store Room (Former Garage)  
Off Road Parking  
Rear Garden



## Main features

- Sea views
- Off road parking for multiple cars
- Beautifully renovated throughout
- Sunny rear garden
- Popular village location



## Nearest Schools

Primary Schools: Capel-le-Ferne Primary 0.7 miles, Folkestone, St Mary's C of E Primary 1.7 miles

Secondary Schools: The Old School 0.8 miles, Oakwood School 1.7 miles, Highview School 2.3 miles

## Transport Information

Train Stations: Folkestone Central 2.8 miles, Folkestone West High Speed Link 3.4 miles, Dover Priory 3.7 miles

## Address

Old Dover Road, Capel-Le-Ferne, Capel-Le-Ferne, Folkestone, Kent, CT18

## Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

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.

EPC RATING

CURRENT: C(71) POTENTIAL: C(80)

12637910/20240508/ET/LS1