

**Price**  
**£550,000**

**Freehold**

5x  2x  2x 

**Dover Road, Folkestone,  
Kent, CT19**

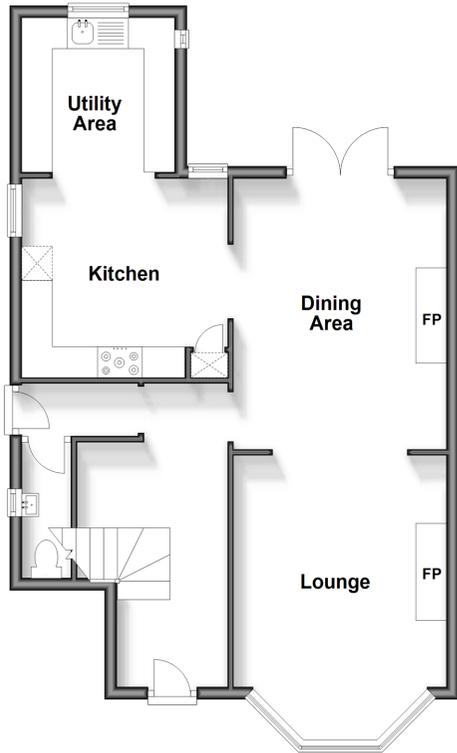
**OVER 60?**

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

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### Ground Floor

Approx. 61.5 sq. metres (662.4 sq. feet)



### First Floor

Approx. 56.6 sq. metres (609.4 sq. feet)



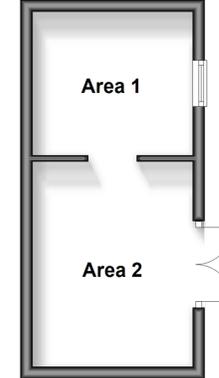
### Second Floor

Approx. 45.4 sq. metres (488.7 sq. feet)



### Outbuilding

Approx. 14.9 sq. metres (160.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Hallway  
Lounge: 11'5 x 5'0 (3.48m x 1.53m)  
Dining Area: 14'1 x 11'5 (4.30m x 3.48m)  
Kitchen: 12'3 x 6'7 (3.74m x 2.01m)  
Utility Area: 10'5 x 10'3 (3.18m x 3.13m)  
Downstairs Toilet: 6'1 x 3'7 (1.86m x 1.09m)

### FIRST FLOOR

Landing  
Bedroom 1: 15'2 x 11'5 (4.63m x 3.48m)  
En-suite: 9'9 x 6'8 (2.97m x 2.03m)  
Walk-in Wardrobe  
Bedroom 2: 13'1 x 12'6 (3.99m x 3.81m)  
Bathroom: 11'2 x 8'4 (3.41m x 2.54m)  
Separate Toilet: 6'0 x 5'1 (1.83m x 1.55m)

### SECOND FLOOR

Landing  
Bedroom 3: 11'3 x 8'6 (3.43m x 2.59m)  
Bedroom 4: 12'8 x 12'5 (3.86m x 3.79m)  
Bedroom 5: 15'7 x 10'8 (4.75m x 3.25m)

### OUTBUILDING

Area 1  
Area 2

### OUTSIDE

Rear Garden  
Off Road Parking



## Main features

- Large rear garden with separate garden room, ideal for use as a home office
- Walk-in wardrobe/en-suite to master bedroom
- Off road parking for three cars
- Walking distance to beach and town
- Spacious open plan lounge/diner with log burner
- Well presented throughout and packed full of charming original features



### Nearest Schools

Primary Schools: Castle Hill Community Primary 0.3 miles, Folkestone, St Mary's C of E Primary 0.5 miles, Mundella Primary 0.6 miles

Secondary Schools: Oakwood School 0.1 miles, Highview



### Transport Information

Train Stations: Folkestone Central 1.4 miles, Folkestone West High Speed Link 2.7 miles, Dover Priory 5.6 miles



### Address

Dover 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.

EPC RATING

CURRENT:	POTENTIAL:
E(42)	D(63)

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