



49 High Street, Hythe, Kent CT21 5AD

**NO ONWARD CHAIN**



## **17 BRADSTONE AVENUE FOLKESTONE**

**OFFERS OVER £250,000  
Freehold**

**In a central location, close to the town centre and train station, a substantial period house in need of extensive refurbishment but offering the potential to create an exceptional home with versatile accommodation over four floors. Currently 2 reception rooms, 4 bedrooms, kitchen, utility room & bathroom. Rear garden. EPC G**



**17 Bradstone Avenue  
Folkestone  
Kent  
CT19 5AQ**

**Lower Ground Floor: Utility Room, Sitting Room, Kitchen, Sun Room,  
Ground Floor: Entrance Hall, Sitting room, Dining room, Bathroom,  
First Floor: Two Bedrooms  
Second Floor: Bedroom  
Rear Garden**

**DESCRIPTION**

This period house offers an exciting opportunity for those seeking to make their own mark on a property and create a home tailored to suit their own tastes and requirements. The property requires a programme of refurbishment, however with versatile accommodation arranged over four floors (including the lower ground floor) it has the potential to provide a very comfortable home or for conversion into flats (subject to all necessary consents and approvals being obtained).

Currently the property comprises two reception rooms, kitchen, utility room, sun room, four bedrooms and a bathroom. Enclosed rear garden.

**SITUATION**

Bradstone Avenue is situated within walking distance of Folkestone town centre and Folkestone Central Station where the High Speed Link service to London, St Pancras is available (journey times of around 53 minutes). The M20 (Junction 13), the Channel Tunnel Terminal and Ferry Port of Dover are all within easy reach, being 1.5, 3 and 9 miles away respectively.

The Leas Promenade with pleasant walks, fine views of the English Channel to France, bandstand and concert hall, is also only a short walk away from where paths lead down to the long stretches of shingle beach, coastal park and the recently revitalised Harbour Arm with champagne bar, live music etc. There are a number of good schools in the vicinity, including boys and girls grammar schools.

The Cinque Ports Town of Hythe, approximately 4 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), various independent shops and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc. (All times and distances are approximate).





The accommodation comprises:

### **ENTRANCE VESTIBULE**

Entered via a timber panelled and glazed door, wall light point, timber panelled and glazed door to:-

### **ENTRANCE HALL**

Staircase to 1st floor, staircase to lower ground floor, doors to:-

### **SITTING ROOM**

Attractive fireplace surround inset with gas fire and tiled inserts on a tiled hearth, double glazed bay window to front.

### **DINING ROOM/BEDROOM 4**

Attractive fireplace surround inset with gas fire, access to built-in cupboard, double glazed window to rear.

### **BATHROOM**

Pannelled bath with mixer tap and handheld shower attachment, pedestal wash basin, low-level WC, wall mounted gas boiler, built-in cupboard, double glazed window to rear.

### **SECOND FLOOR LANDING**

Staircase to 2<sup>nd</sup> floor, access to eaves storage cupboard, double glazed window to rear, doors to:-

### **BEDROOM 1**

Built in cupboard, double glazed bay window to front.

### **BEDROOM 2**

Built-in cupboards, double glazed window to rear.

### **THIRD FLOOR LANDING**

Double glazed window to rear.

### **BEDROOM 3**

Built-in wardrobe cupboard, double glazed window to rear, access to eaves storage.

### **LOWER GROUND FLOOR**

Timber pannelled and glazed door to front. Doors to:-

### **SITTING ROOM**

Fireplace inset with gas fire, double glazed bay window to front, pair of built-in cupboards.

### **KITCHEN**

Fitted with a range of base cupboard and drawer units, worksurface inset with sink and drainer unit with mixer tap, space for freestanding electric cooker, built-in cupboards, tiled fireplace inset with gas fire, a pair of timber and glazed doors giving access to the sun room.

### **UTILITY ROOM**

Stainless steel sink with drainer unit and mixer tap and cupboards beneath, further worksurface, part tiled walls, tiled floor, under stairs shelved storage area, double glazed window to rear, timber and glazed door to:

### **SUN ROOM**

Polycarbonate roof, tiled floor, part tiled walls, door rear garden, door to:-

### **CLOAKROOM**

Close coupled WC, window to rear, tiled walls, tiled floor.

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## OUTSIDE

### REAR

The garden to the rear of the property is paved for ease of maintenance and well enclosed.

### FRONT

A flight of steps lead up to the front door and a further flight of steps leads down to the lower ground floor and useful store area.

## EPC Rating G

### COUNCIL TAX

Band C approx. £1989.81 (2023/24)  
Folkestone & Hythe District Council.

### VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**









# Bradstone Avenue, Folkestone, CT19


Lower Ground Floor = 52.0 sq m / 560 sq ft

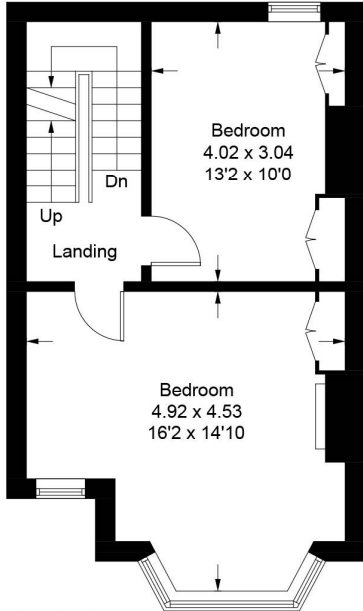
Ground Floor = 44.0 sq m / 474 sq ft

First Floor = 38.6 sq m / 415 sq ft

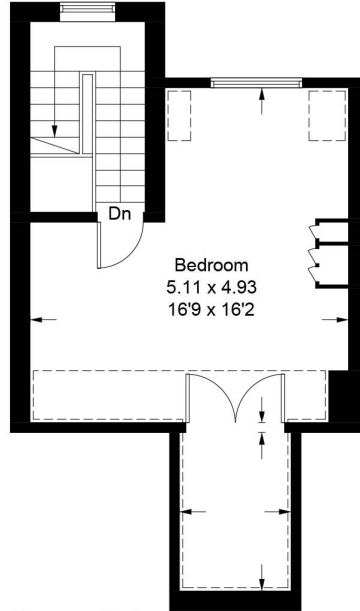
Second Floor = 30.1 sq m / 324 sq ft

Total = 164.7 sq m / 1773 sq ft

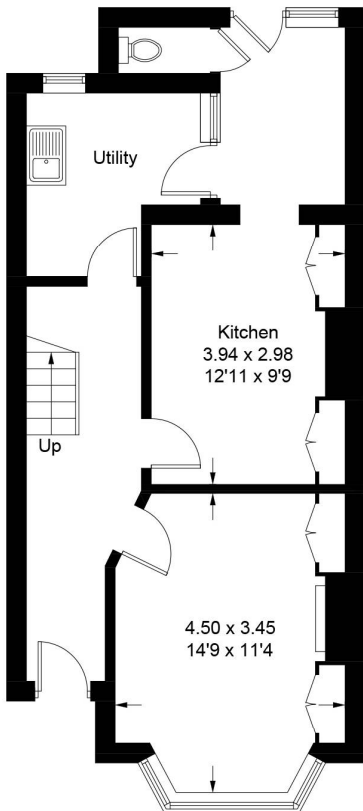
 = Reduced headroom below 1.5m / 5'0"



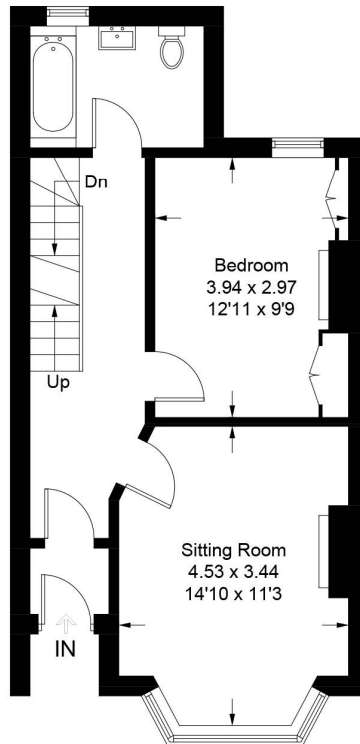
First Floor



Second Floor



Lower Ground Floor



Ground Floor

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