



49 High Street, Hythe, Kent CT21 5AD



**7 STATION ROAD
FOLKESTONE**

£215,000 Freehold

This terraced house is located in a sought after residential location, close to Folkestone West Railway Station. The property now requires general updating but, with well proportioned accommodation, offers potential purchasers the opportunity to create a superb home tailored to suit their own requirements. EPC D.



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**7 Station Road
Folkestone
CT19 4AY**

**Entrance Hall, Sitting Room, Dining Room, Kitchen,
Two Bedrooms, Bathroom
Rear Garden**

DESCRIPTION

An exciting opportunity to acquire a well located terraced property which requires general updating and improvement but offers intending purchasers the opportunity to create an exceptionally comfortable home. The property is considered well worthy of any expenditure required and has been priced accordingly.

The house enjoys an east/west orientation and as such enjoys a good level of light throughout the comfortably proportioned accommodation which is currently arranged to provide a welcoming entrance hall, sitting room, dining room, kitchen, two bedrooms and a bathroom. There is also a private garden to the rear.

SITUATION

Station Road is within a short walk from Folkestone West Station from 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 outstanding schools in the vicinity, including boys and girls grammar schools. A ten minute walk from a regional centre of excellence for hockey and cricket, with a new athletics facility scheduled to be completed later this year. A wide range of sporting clubs can be found in the area, including watersports.

The chic coastal village of Sandgate is approximately 1 mile distant with its variety of cafes, bars and restaurants and the Cinque Ports Town of Hythe, approximately 4 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi) and various boutique shops and restaurants (All times and distances are approximate).



The accommodation comprises:

ENTRANCE HALL

Entered via a timber panelled and glazed door with glazed fan light over, staircase to 1st floor, access to understairs storage cupboard, radiator, doors to:-

SITTING ROOM

Pair of double glazed windows to front, coved ceiling, picture rail, radiator.

DINING ROOM

Pair of double glazed windows to rear, picture rail, radiator, door to:-

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating integrated electric oven, recess and plumbing for washing machine, square edged worksurface inset with stainless steel sink and drainer unit with mixer tap, four burner gas hob with extractor hood above, coordinating wall cupboards, double glazed window to rear, timber panelled giving access to the rear garden.

FIRST FLOOR LANDING

Access to loft space and airing cupboard, doors to:-

BEDROOM 1

Pair of double glazed windows to front, access to cupboard housing wall mounted Alpha gas boiler, radiator.

BEDROOM 2

Attractive cast iron fireplace surround, access to built-in shelved storage cupboard, picture rail, double glazed window to rear, radiator.

BATHROOM

Panelled bath, low level WC, pedestal basin, tiled walls, tiled floor, obscure double glazed window to rear.

OUTSIDE

The garden to the rear of the property is well enclosed by mature hedging. Directly to the rear of the property is a hardstanding area where steps lead down to the remainder of the garden which is predominantly laid to lawn.

EPC Rating D

COUNCIL TAX

Band B approx. £1,741.18 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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

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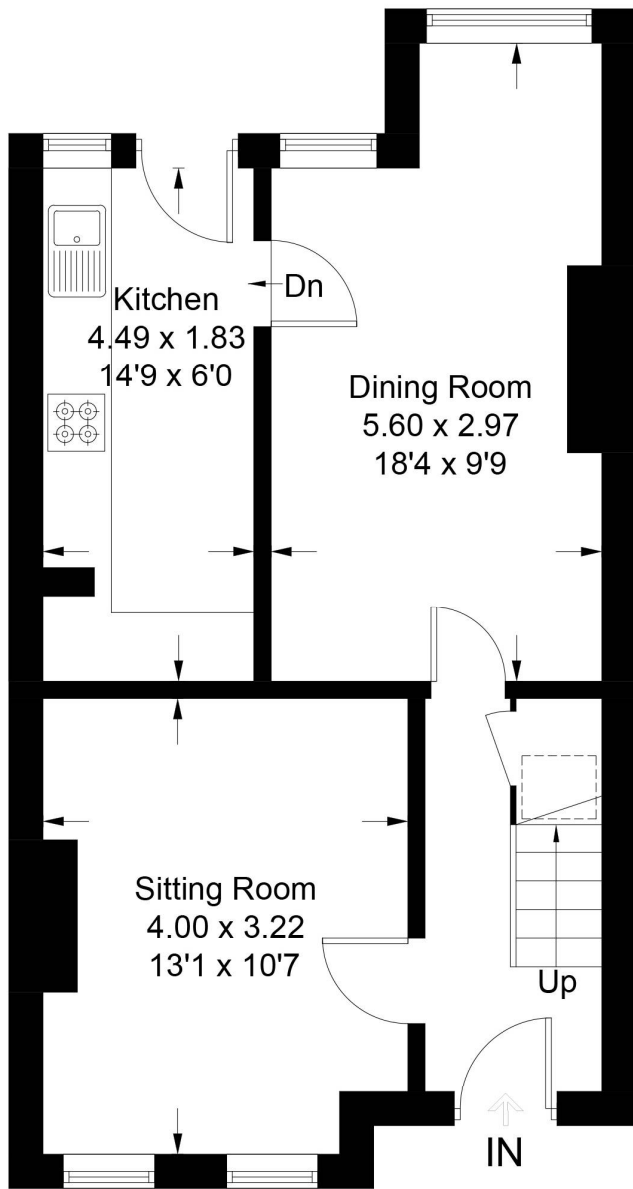




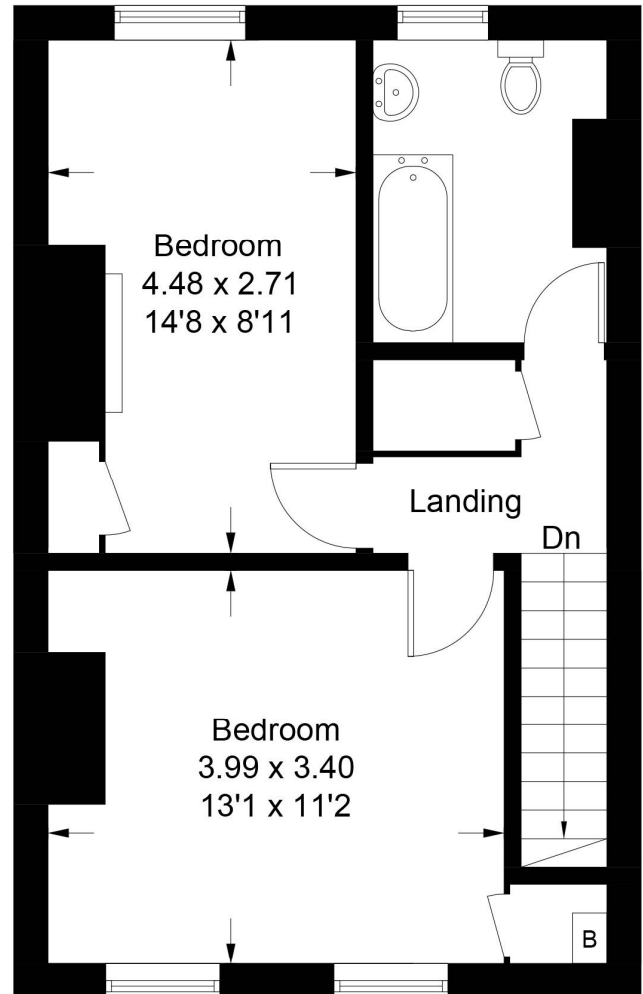
Station Road, Folkestone, CT19

Approximate Gross Internal Area = 82.8 sq m / 891 sq ft

= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1011890)