



49 High Street, Hythe, Kent CT21 5AD



## 2 CARTER S ROAD FOLKESTONE

**£365,000 Freehold**  
**NO ONWARD CHAIN**

Occupying a generous plot this comfortably proportioned semi-detached bungalow now requires general updating and improvement. Comprising an entrance hall, sitting room, kitchen, bathroom and three double bedrooms. Garage, workshop and ample parking. Gardens to front, rear and side. EPC D.



# **2 Carter s Road Folkestone CT20 3PL**

**Entrance Vestibule, Entrance Hall, Sitting Room,  
Kitchen, Bathroom, 3 Bedrooms,  
Garage, Workshop, Off-Road Parking**

## **DESCRIPTION**

This semi-detached bungalow is situated on a peaceful cul-de-sac where it occupies a generous plot. The property has been a much loved home but it is fair to say that it now requires updating and improvement throughout, it has been priced to reflect this and is considered well worthy of any expenditure required and has the potential to provide an exceptionally comfortable home. There is also considerable scope to extend and a generous attic space provides potential for conversion to provide additional accommodation (subject to all necessary consents being obtained).

The accommodation comprises an entrance vestibule, entrance hall, sitting room which has an adjoining conservatory and is open to the kitchen, bathroom and there are three double bedrooms (one currently utilised as a dining room). The gardens encompass the property to two sides, plus a generous area at the front of the bungalow. There is also a garage, workshop and ample off-road parking.

## **SITUATION**

Carter Road is a particularly desirable address on the cusp of Folkestone s sought after West End within a short walk from Folkestone West 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 2 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).

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The accommodation comprises:

### **ENTRANCE VESTIBULE**

Entered via a double glazed door with double glazed panel to side, window to side, tiled floor, timber panelled door with obscure glazed panel to side to:-

### **ENTRANCE HALL**

Access to two storage cupboards, access to loft space, coved ceiling, picture rail, radiator doors to:-

### **SITTING ROOM**

Double glazed sliding doors to conservatory, coved ceiling, picture rail, radiator, open through to:-

### **KITCHEN**

Fitted with a range of base cupboards and drawer units, worksurface inset with stainless steel sink with mixer tap and drainer unit, tiled splashback, wall cupboards, wall mounted Worcester gas boiler, double glazed window to side, door to entrance hall, double glazed door giving access to the:-

### **SIDE LOBBY**

Of timber framed construction beneath a polycarbonate roof and incorporating, access to store area, doors to front and rear, door to workshop.

### **BEDROOM 1**

Fitted shelving to one wall, double glazed window to front, coved ceiling, picture rail, radiator.

### **BEDROOM 2**

Double glazed window to rear, coved ceiling, picture rail, radiator.

### **BEDROOM 3/DINING ROOM**

Fireplace recess inset with stove, double glazed window to front, coved ceiling, picture rail, radiator.

### **BATHROOM**

Panelled bath with mixer tap and handheld shower attachment, pedestal wash basin, close coupled WC, part tiled walls, obscure double glazed window to rear, coved ceiling, radiator.

### **CONSERVATORY**

Of uPVC construction above a brick built base and under a polycarbonate roof, double glazed sliding doors giving access to the rear garden.

### **OUTSIDE**

#### **REAR GARDEN**

Well enclosed by close boarded timber panelled fencing and mature hedging with a generous expanse of lawn and planted with various shrubs and specimen trees. The garden extends to the side of the property, where access can be gained to the garage and workshop.

#### **FRONT GARDEN**

The garden to the front of the property is set behind a low wall and topped in shingle for ease of maintenance with a central path leading to the front door. A driveway provides off-road parking and access to the garage and to the side is a further parking space.

#### **GARAGE**

Up and over door to front.

#### **WORKSHOP**

Window to rear, power and light.

#### **EPC Rating D**

#### **COUNCIL TAX**

Band C approx. £1989.91 (2023/24)  
Folkestone & Hythe District Council.

#### **VIEWING**

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







# Carters Road, Folkestone, CT20

Approximate Gross Internal Area = 108.2 sq m / 1165 sq ft  
(Including Workshop)

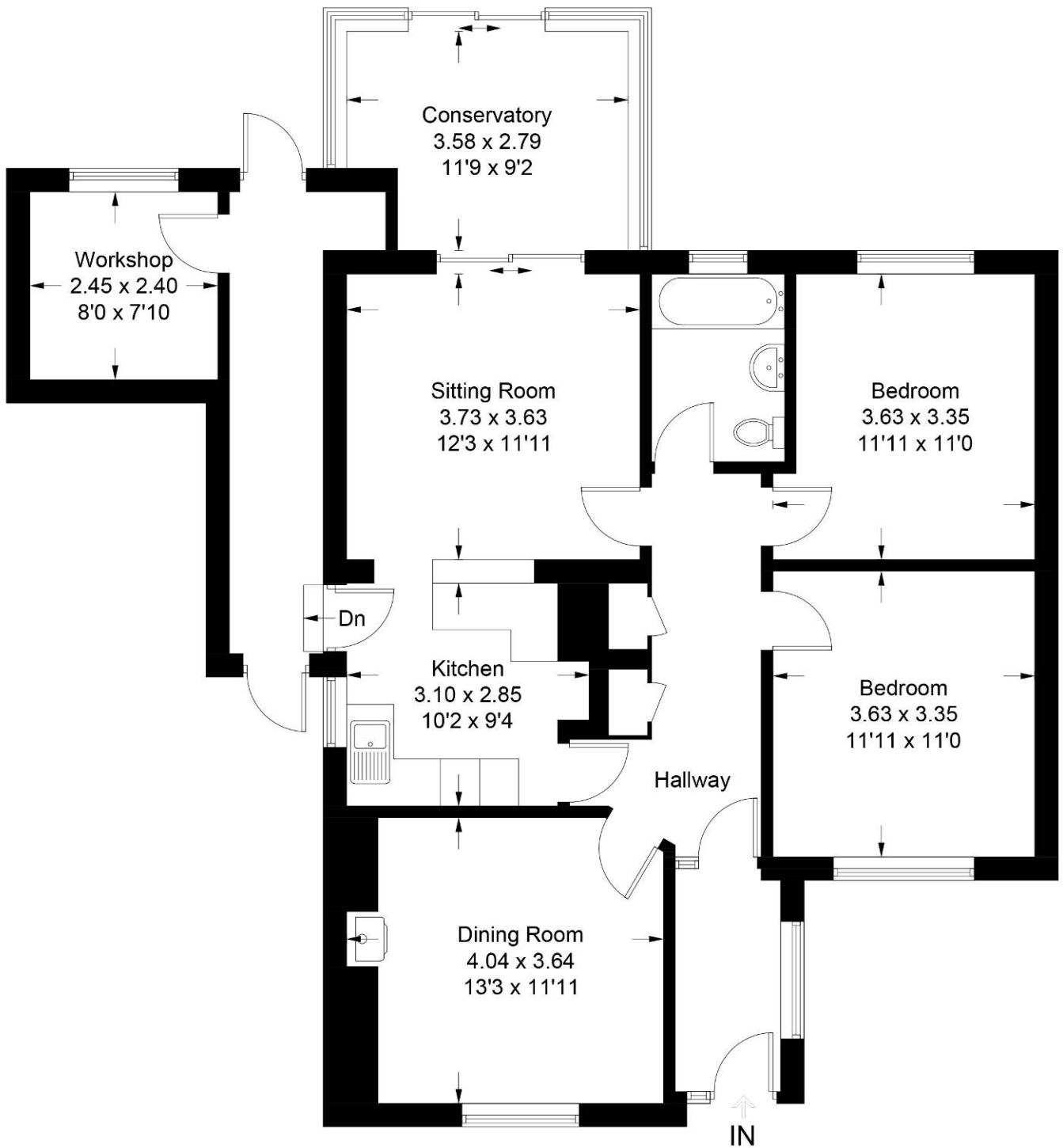


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