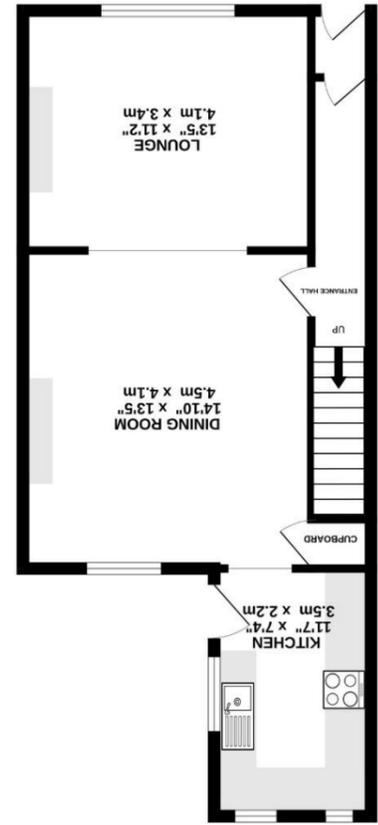
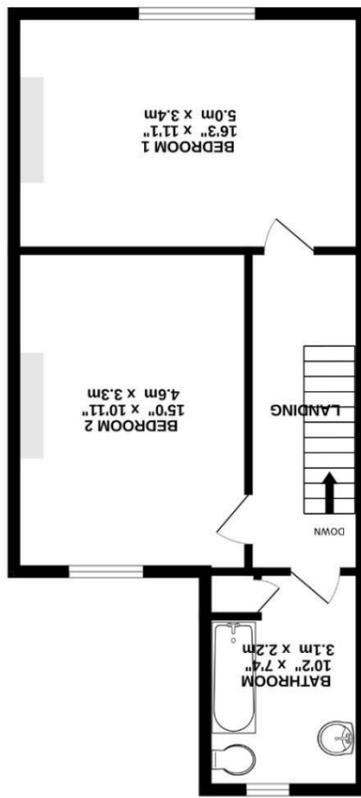


PROPERTY MISDESCRIPTORS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate; 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked); 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase; 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors and any other areas are approximate and no responsibility is taken for any error or omission or mis-statement. The plan is for illustrative purposes only and should not be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is to be given as to their operation or efficacy. See pages 10 to 12 for further information.



GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR  
497 sq.ft. (46.2 sq.m.) approx.

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Southbourne Road, Folkestone

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Offers Over £270,000

Freehold

- Newly Refurbished Two Bedroom Terraced Home
- Cul-De-Sac Location Close To Folkestone Harbour & East Cliff
- Herringbone Flooring To Ground Floor
- New Energy Efficient Heating System
- EPC Rating D
- Immaculate Condition Throughout
- New High Specification Kitchen & Bathroom
- Secluded Rear Garden
- Open Plan Accommodation

Welcome to this newly refurbished two-bedroom terraced home nestled in the charming cul-de-sac of Southbourne Road, Folkestone. Perfectly situated just a stone's throw from Folkestone's picturesque harbour and the stunning East Cliff, this property offers an ideal blend of modern convenience and coastal living. As you enter, you'll be greeted by striking new herringbone flooring that flows seamlessly throughout the ground floor, creating an inviting and contemporary atmosphere. The energy-efficient heating system ensures a warm and comfortable environment year-round, making this home as practical as it is stylish. The heart of the home boasts a light filled open plan living area which flows perfectly into the dining room and stunning high gloss kitchen, featuring solid wood worktops that add a touch of elegance and warmth. As you head upstairs, which are lined with a lovely contemporary runner, you will find a first floor which continues the high specification theme of the home, with beautiful contemporary features and a light, yet warm feel. The primary bedroom occupies the front of the home, with ample space for a king size bed and furniture; whilst built in bedside lights compliment the newly installed panelling. The secondary bedroom offers an ideal space for a study or second double bedroom, whilst the newly installed three piece bathroom allows for plenty of additional storage space. Externally, the property boasts a secluded rear garden which is set across two tiers; perfect for those looking for a low maintenance space for entertaining. Whilst the front garden allows for a perfect space for those looking to show off their gardening skills. Southbourne Road offers a perfect location, with a secluded cul-de-sac feel, whilst positioned just a short walk from Folkestone's vibrant Harbour Arm and Creative Quarter, as well as the picturesque East Cliff and Warren Nature Reserve. This home is perfect for those looking to make the most of Folkestone's salubrious charm.

