





PISSONNIER
D'UNE EXPOSITION
PICASSO
1932
LA MUSE DE
LEO GARDY



Price range from £425,000 to £450,000. Welcome to this most charming and unique detached property! A recently refurbished period home which has been updated beautifully and yet retains much character including exposed brick walls and original doors. The property has PLANNING PERMISSION for a double-storey extension to the rear making it suitable for expanding family needs and conversion of the garage to a one bedroom annexe, providing holiday let potential, dual occupancy or adding value to the home. There is a large garden with a wooded backdrop and a meandering stream which creates a serene, nature-inspired retreat. There is off-road parking adjacent to the garage which is valuable in this location. EPC RATING = D

Guide Price £425,000

Tenure Freehold

Property Type Detached House

Receptions 2

Bedrooms 2

Bathrooms 1

Parking Driveway & Garage

Heating Gas

EPC Rating D

Council Tax Band C

Folkestone & Hythe



Situation

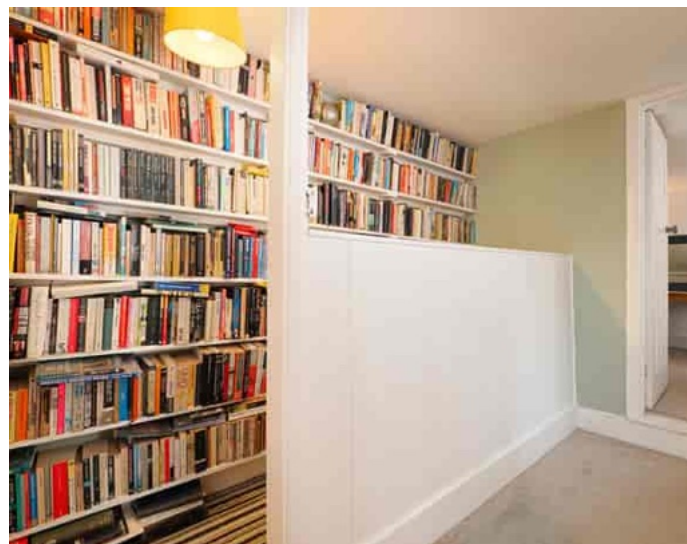
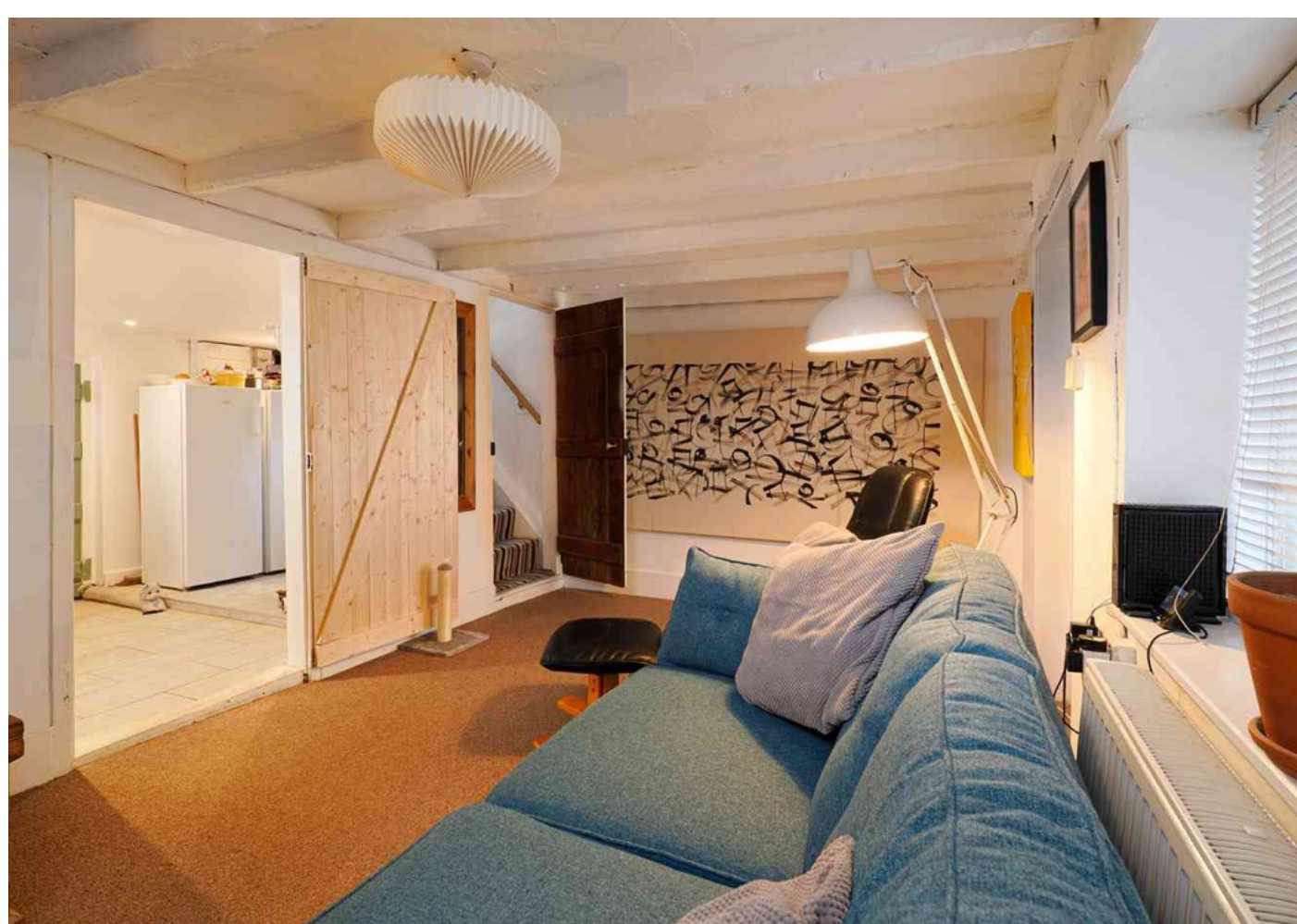
The property is situated on 'Horn Street'. The bustling Cinque Port of Hythe is situated (Approx 2 miles) away and offers amenities including; Waitrose, Sainsbury's and Aldi, a wide variety of independent shops and larger retailers, doctors surgeries and dentists, swimming pool and leisure facilities, sports grounds and clubs and public houses and restaurants. The seafront and the Royal Military Canal are a further attraction to the town. The Port town of Folkestone is situated (Approx 3 miles) away and is the home of 'The Creative Quarter' which boasts a thriving collection of Artist's studios and creative businesses, as well as a wide range of amenities such as Shopping centre, Supermarkets, independent shops, restaurants and leisure facilities. Folkestone benefits from the recently restored Harbour Arm which has become a food, drink and entertainment destination for the town and its visitors. There is a mainline railway station at Folkestone (Approx 3 miles) with a direct connection to the High-Speed service to London with an approximate journey time of 53 minutes. Channel Tunnel terminal is (Approx. 3.7 miles) The M20 connection to the motorway network is (Approx. 1 mile).

The accomodation comprises

Ground floor

Living room

17' 0" x 9' 6" (5.18m x 2.90m)





Snug/study

10' 2" x 9' 6" (3.10m x 2.90m)

Kitchen

16' 10" x 9' 7" (5.13m x 2.92m)

First floor

Landing

Bedroom one

12' 11" x 9' 5" (3.94m x 2.87m)

Bedroom two

9' 9" x 6' 11" (2.97m x 2.11m)

Bathroom/WC

Outside

Large garden

Garage

18' 8" x 14' 5" (5.69m x 4.39m)

Additional information

Planning Permission - Double storey rear extension and conversion of garage into habitable space - 23/1074/FH







Approximate Gross Internal Area (Including Low Ceiling) = 81 sq m / 872 sq ft
 Garage = 25 sq m / 269 sq ft

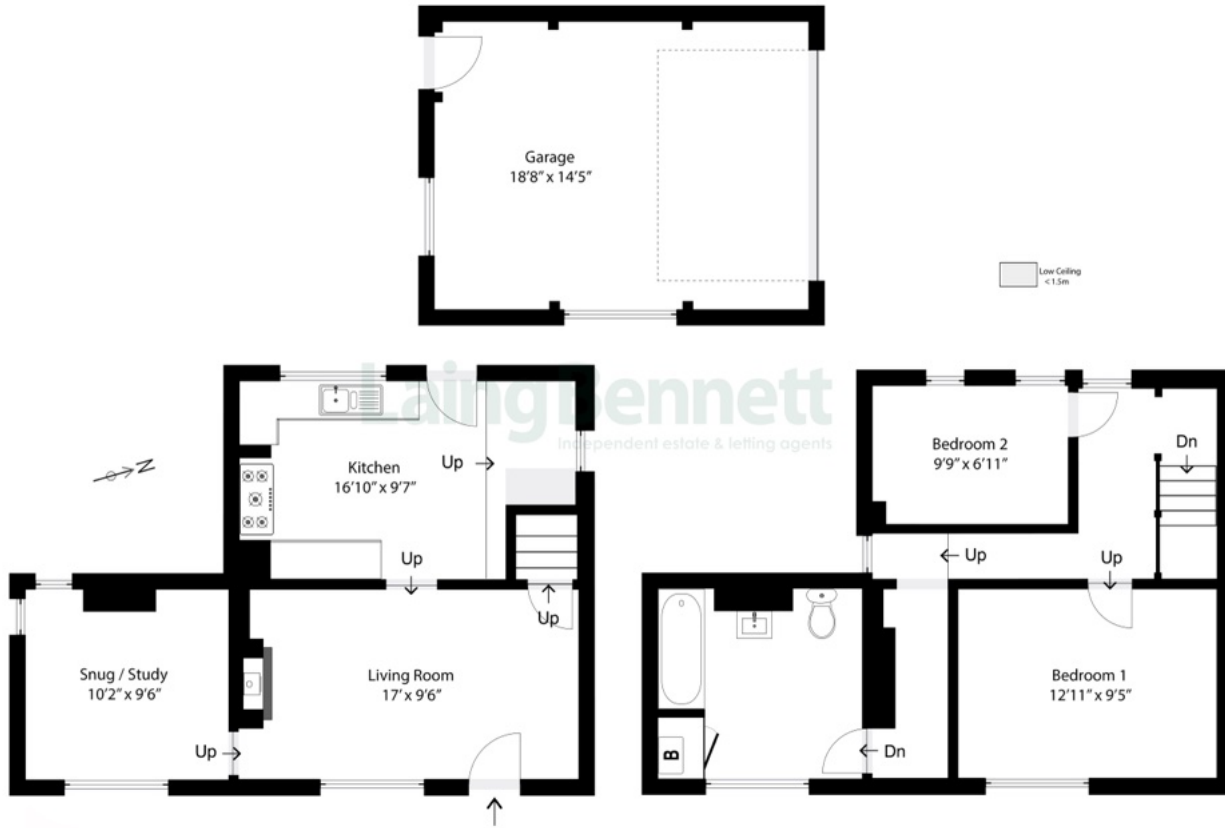
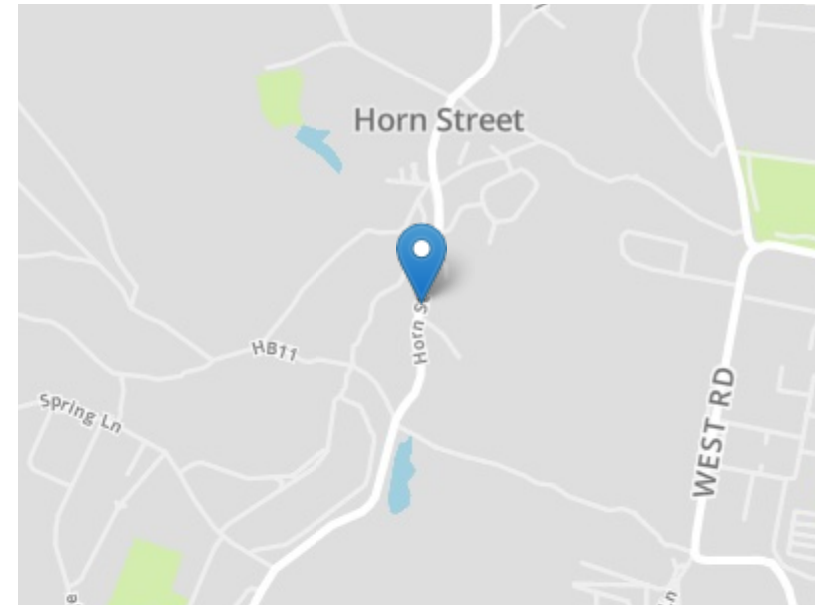


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
 Not to scale. Outbuildings are not shown in actual location.
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Need to book a viewing?

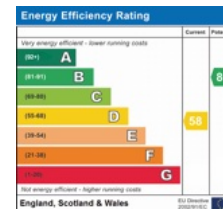
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The Estate Office
 8 Station Road
 Lyminge
 Folkestone
 Kent
 CT18 8HP



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