

117 Dolphins Road

FOLKESTONE, Folkestone
CT19 5QB

£500,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... OPEN HOUSE SATURDAY 21st FEBRUARY 2026...This beautifully presented four-bedroom semi-detached 1930s residence seamlessly blends timeless character with refined contemporary living, offering generous accommodation arranged over multiple floors. The ground floor welcomes you with a stylish lounge, rich in period charm and centred around a feature log burner, creating a warm and inviting space for relaxing evenings. A separate formal dining room provides the perfect setting for entertaining, while the extended kitchen forms the heart of the home — thoughtfully designed for modern family life with ample workspace and natural light. A utility room and ground-floor W.C. add further practicality and convenience. The first and second floors host four well-proportioned bedrooms, complemented by a family bathroom and a separate W.C., maintaining the original character of the era while accommodating modern needs. Rising to the top floor, a superb loft conversion reveals a luxurious master suite, complete with a spacious bedroom and an impressive en-suite bathroom, creating a private retreat away from the main living areas. Externally, the property continues to impress with a large rear garden, ideal for both entertaining and family enjoyment. A high-quality office/gym outbuilding offers exceptional



for modern living while retaining its original charm — ideal for discerning buyers seeking space, style, and flexibility.

Porch

Entrance Hall

Lounge

15' 6" x 12' 11" (4.72m x 3.94m)

Dining Room

12' 11" x 11' 4" (3.94m x 3.45m)

Kitchen

17' 11" x 17' 1" (5.46m x 5.21m)

Utility Room/W.C

First Floor Landing

Bedroom Two

15' 11" x 10' 6" (4.85m x 3.20m)

Bedroom Two

13' 0" x 11' 5" (3.96m x 3.48m)

Bedroom Three

9' 10" x 8' 0" (3.00m x 2.44m)

Bathroom

7' 10" x 4' 11" (2.39m x 1.50m)

W.C

Principle Bedroom

19' 9" x 14' 2" (6.02m x 4.32m)

En-Suite

Rear Garden

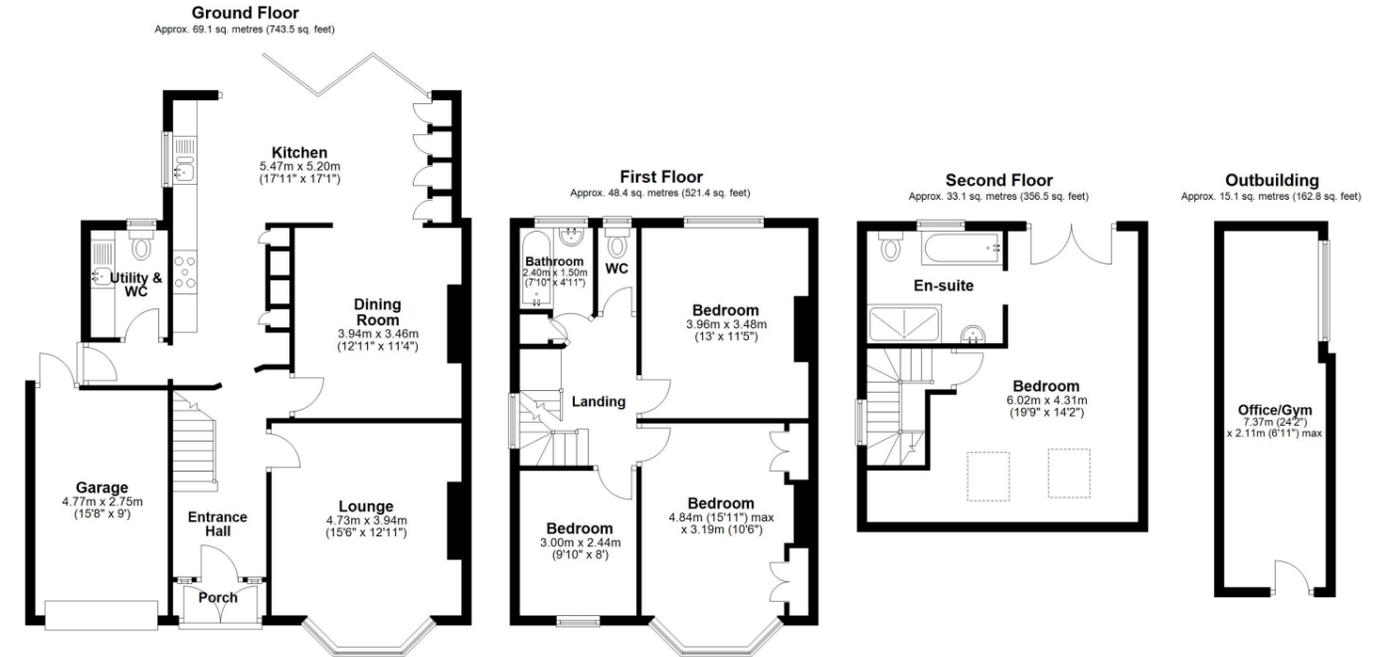
Office/Gym

24' 2" x 6' 11" (7.37m x 2.11m)

Garage

15' 8" x 9' 0" (4.78m x 2.74m)

Off Road Parking



Total area: approx. 165.8 sq. metres (1784.2 sq. feet)

