

## **79 Cheriton Road**

Folkestone  
CT20 1DG

**£650,000 FREEHOLD**

DRAFT DETAILS... FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this substantial former guest house situated in a central location in Folkestone just a couple of minutes walk from Folkestone Central Train Station and the Town Centre. The nine bedroom accommodation is spread over five floors and includes two reception rooms, three bathrooms, conservatory, cellar, loft room and nine bedrooms. Additional benefits include two balconies, a rear courtyard and no onward chain. For your chance to view call sole agent Burnap + Abel now on 01303 258590.



**Porch**  
**Entrance Hall**  
**Lounge**  
 17' 4" x 12' 1" (5.28m x 3.68m)  
**Kitchen**  
 14' 8" x 14' 4" (4.47m x 4.37m)  
**Dining Room**  
 18' 8" x 17' 3" (5.69m x 5.26m)  
**Conservatory**  
 12' 6" x 10' 8" (3.81m x 3.25m)  
**Cellar**

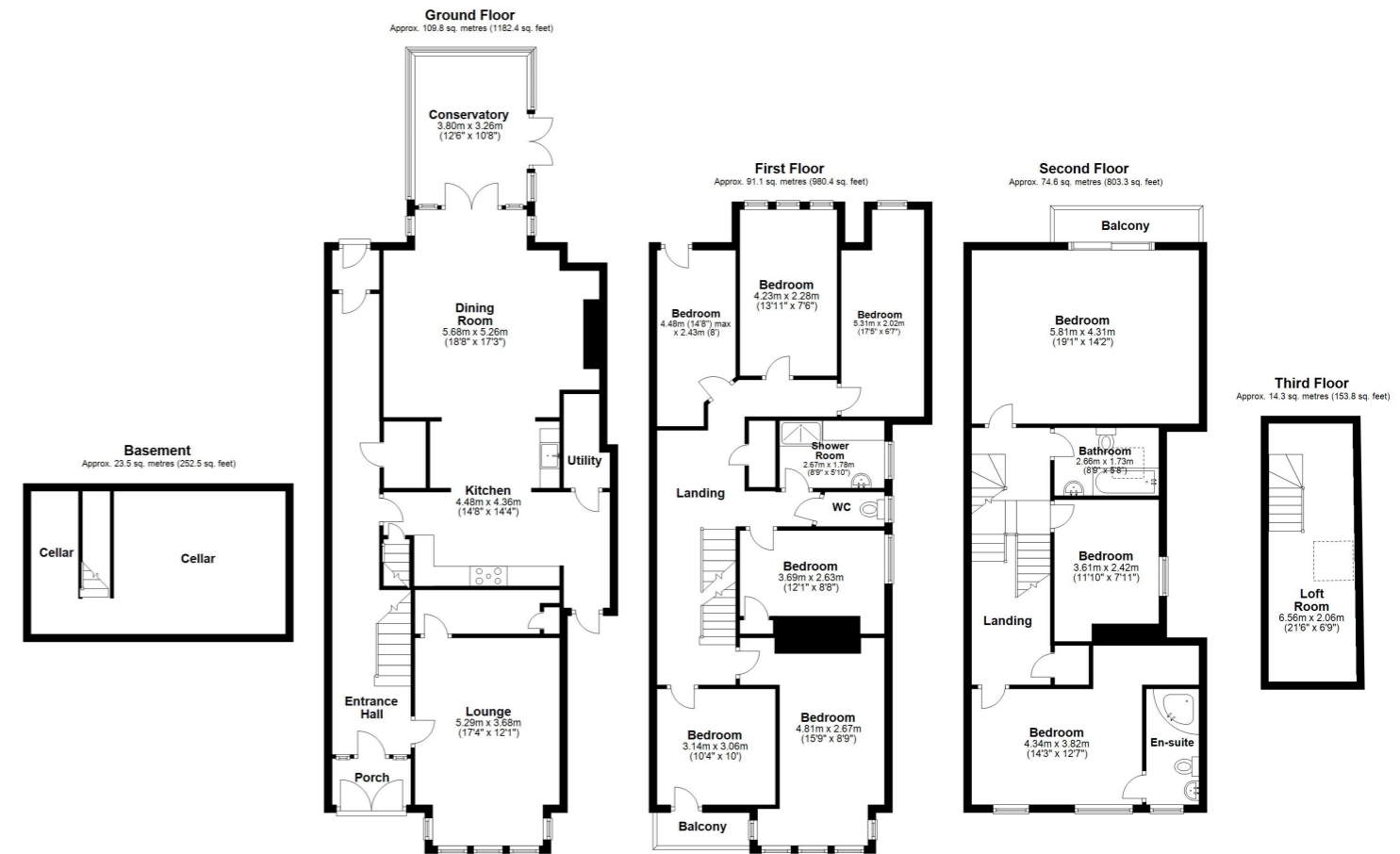
**First Floor Landing**  
**Bedroom**  
 15' 9" x 8' 9" (4.80m x 2.67m)  
**Bedroom**  
 10' 4" x 10' 0" (3.15m x 3.05m)  
**Balcony**

**Bedroom**  
 12' 1" x 8' 8" (3.68m x 2.64m)  
**Bedroom**  
 14' 8" x 8' 0" (4.47m x 2.44m)  
**Bedroom**  
 13' 11" x 7' 6" (4.24m x 2.29m)  
**Bedroom**  
 17' 5" x 6' 7" (5.31m x 2.01m)  
**Shower Room**  
 8' 9" x 5' 10" (2.67m x 1.78m)  
**W.C**

**Second Floor Landing**  
**Bedroom**  
 19' 1" x 14' 2" (5.82m x 4.32m)  
**Balcony**

**Bedroom**  
 14' 3" x 12' 7" (4.34m x 3.84m)  
**En-Suite**  
**Bedroom**  
 11' 10" x 7' 11" (3.61m x 2.41m)  
**Bathroom**  
 8' 9" x 5' 8" (2.67m x 1.73m)  
**Loft Room**  
 21' 6" x 6' 9" (6.55m x 2.06m)  
**Rear Garden**  
**Permit Parking**

The road is currently permit parking and a permit costs £35 per annum.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 Plan produced using PlanIt.

