

Southview, High Street, Lyminge, Folkestone, Kent, CT18 8EN

Guide Price £360,000

EPC RATING: F

No Forward  
Chain

A fantastic opportunity to purchase this handsome period two/three bedroom home with parking to the front and good sized rear garden. Situated in the heart of the village of Lyminge. The accommodation comprises: ground floor – storm porch, entrance hall, living room opening to dining room. Kitchen/breakfast room and utility/rear porch. First floor – two bedrooms and bathroom. Second floor – bedroom accessed by stairs from bedroom two. Outside: parking to the front for two vehicles, Approx. 70 ft rear garden and cabin/summerhouse. Oil fired central heating. No forward chain. EPC RATING = F



### Situation

The property is located on the 'High Street' in the heart of the village of Lyminge which is nestled in the spectacular North downs Lyminge has a wonderful semi-rural feel, with an abundance of beautiful walks nearby and benefiting from the many amenities the village has to offer. There is a post office & convenience shop, hairdressers, barbers, two doctors surgeries, chemist, primary School and coffee shop. The village offers various clubs and societies and there are good bus links to both Canterbury and Folkestone. Lyminge is a thriving community with lots of activities for all ages. In the nearby town of Folkestone there are mainline railway stations with High Speed services to London.



### The accommodation comprises

#### Ground floor

Storm porch

Entrance hall

Living room

14' 5" x 11' 2" (4.39m x 3.40m)

### Dining room

12' 0" x 8' 11" (3.66m x 2.72m)

### Kitchen/Breakfast room

15' 2" x 14' 6" (4.62m x 4.42m)

### Utility/rear porch

### Frist floor

### Landing

### Bedroom two

14' 9" x 14' 4" (4.50m x 4.37m)

### Bedroom three

12' 0" x 9' 0" (3.66m x 2.74m)

### Bathroom

11' 2" x 9' 4" (3.40m x 2.84m)

### Second floor

### Bedroom/loft room

16' 5" x 13' 9" (5.00m x 4.19m)

### Outside

### Driveway

### Approx. 70 ft rear garden

### Cabin/summerhouse

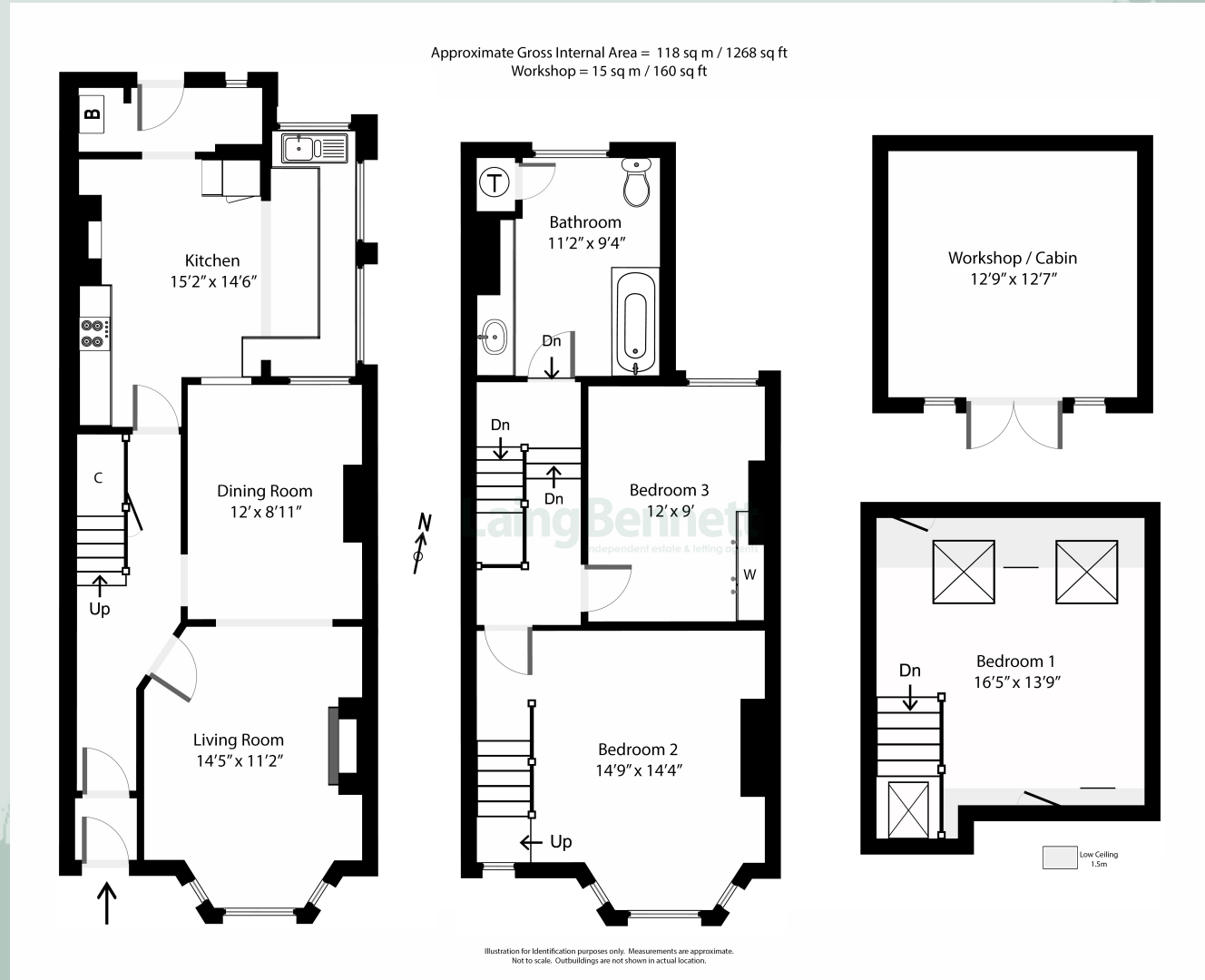
12' 9" x 12' 7" (3.89m x 3.84m)

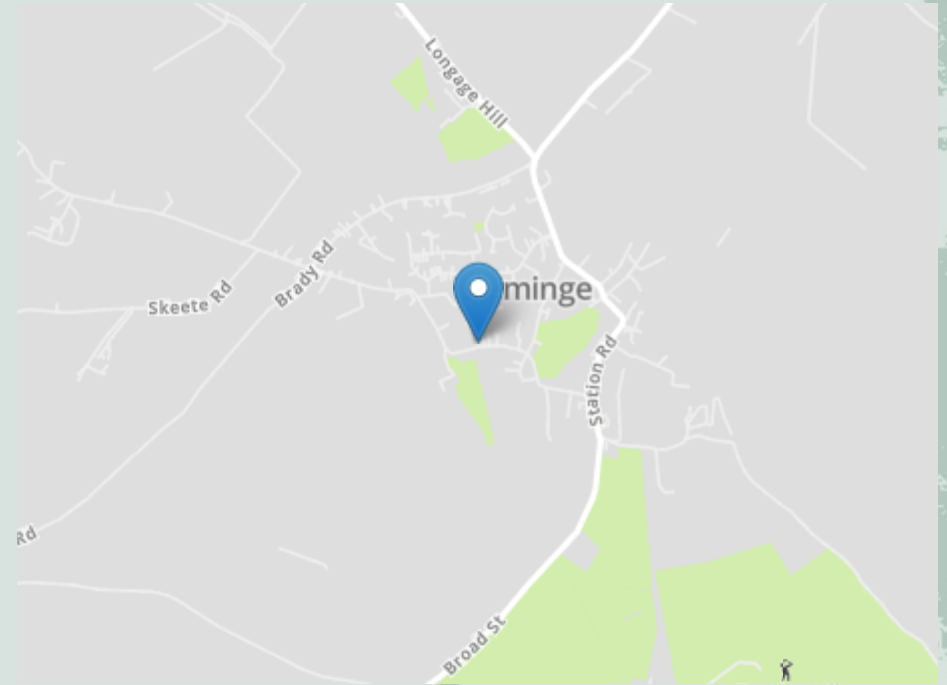
### Heating

Oil

### Council Tax Band

Folkestone & Hythe - Band C





## Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or [lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

### Directions

For directions to this property please contact us

## Lyminge

01303 863393

[lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

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

[www.laingbennett.co.uk](http://www.laingbennett.co.uk)



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