







Nestled in a prime location along the prestigious Wear Bay Road in Folkestone, this beautifully styled four-bedroom residence offers a perfect blend of elegance, space, and functionality. Designed with comfort and modern living in mind, the home is immaculately presented throughout with a refined interior aesthetic. Step into a welcoming entrance hall that sets the tone for the rest of the home, leading into a bright and inviting living room complete with a large bay window that floods the space with natural light. At the heart of the home is a superb kitchen/dining room which is ideal for entertaining and everyday family life, flowing seamlessly into a delightful sun room with views across the garden. The ground floor also offers a versatile fourth bedroom, ideal for guest accommodation, office and stylish WC. Upstairs the principal bedroom is a true retreat, boasting generous proportions and a sleek en-suite shower room/WC. Two additional double bedrooms share a contemporary family bathroom/WC with quality fittings and contemporary finish. The attractive rear garden is a true highlight of the property, featuring a lawn, well stocked border beds, stylish decked sun terrace being perfect for outdoor dining or relaxing in the warmer months. This private and tranquil space provides the ideal setting for entertaining, family enjoyment, or quiet retreat. Further benefits include an integral garage accessible from the front and rear. Perfectly positioned close to the scenic coastal path, excellent local amenities, reputable schools, and high-speed rail links to London, this exceptional home is tailor-made for those seeking refined coastal living with all the comforts of a modern family lifestyle. EPC Rating = D



Offers in Excess of £575,000

Tenure Freehold

Property Type Semi-Detached House

Receptions 2

Bedrooms 4

Bathrooms 2

EPC Rating D

Council Tax Band D

Folkestone And Hythe District Council

Situation

Set in a glorious location close to the popular sandy beach 'Sunny Sands' and the vibrant 'Harbour Arm'. Folkestone has undergone extensive regeneration and 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. The Old High Street and 'the cultural heart' of Folkestone Creative Quarter are also nearby. There is a mainline railway station at Folkestone offering a High Speed service to London with an approx. journey time of 53 minutes. Channel Tunnel terminal is (Approx. 2.5 miles) The M20 connection to the motorway network is within close proximity.

The accommodation comprises

Ground floor

Entrance hall

Living room

13' 11" x 13' 1" (4.24m x 3.99m)

Bedroom four

12' 8" x 10' 11" (3.86m x 3.33m)

WC

Kitchen/Dining room

29' 8" x 9' 0" (9.04m x 2.74m)

Sun room

12' 6" x 9' 5" (3.81m x 2.87m)





First floor

Landing

Bedroom one

15' 3" x 13' 11" (4.65m x 4.24m)

En suite shower room/WC

Bedroom two

12' 8" x 11' 1" (3.86m x 3.38m)

Bedroom three

10' 6" x 9' 0" (3.20m x 2.74m)

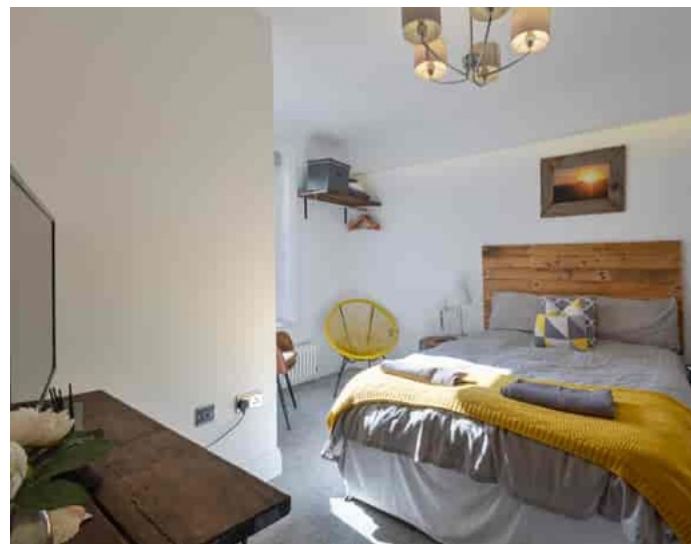
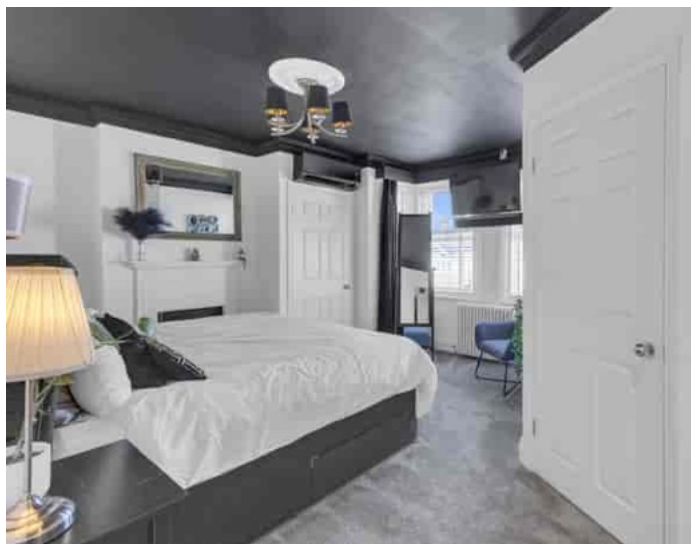
Bathroom/WC

Outside

Attached garage and driveway parking

Garden

Attractive rear garden





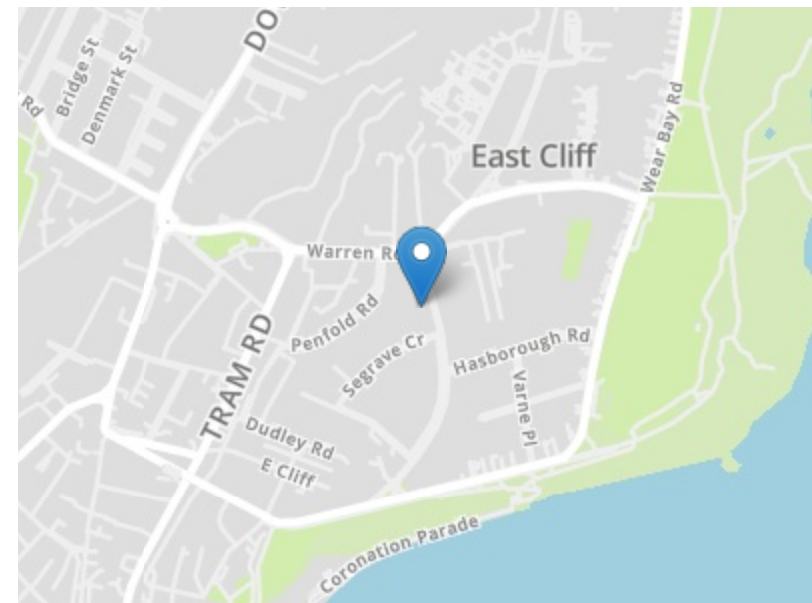




Total area: approx. 152.3 sq. metres (1639.1 sq. feet)

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

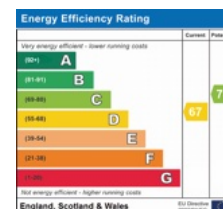
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