

165 Wear Bay Road

Folkestone
CT19 6PE

£450,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this three bedroom semi detached house offering stunning SEA VIEWS. The property is located in the popular residential location of Wear Bay Road on Folkestone's East Cliff and the accommodation comprises lounge, dining room, kitchen, cloakroom, three bedrooms and family bathroom. Additional benefits include a large south facing rear garden, off road parking, garage and utility room. For your chance to view call sole agent Burnap + Abel now on 01303 258590.



Entrance Hall

Lounge

18' 11" x 11' 11" (5.77m x 3.63m)

Dining Room

11' 3" x 8' 8" (3.43m x 2.64m)

Kitchen

16' 6" x 8' 11" (5.03m x 2.72m)

Cloakroom

First Floor Landing

Bedroom One

11' 11" x 10' 6" (3.63m x 3.20m)

Bedroom Two

11' 11" x 8' 1" (3.63m x 2.46m)

Bedroom Three

8' 11" x 7' 9" (2.72m x 2.36m)

Bathroom

8' 10" x 5' 1" (2.69m x 1.55m)

Garage/Utility Room/Gym

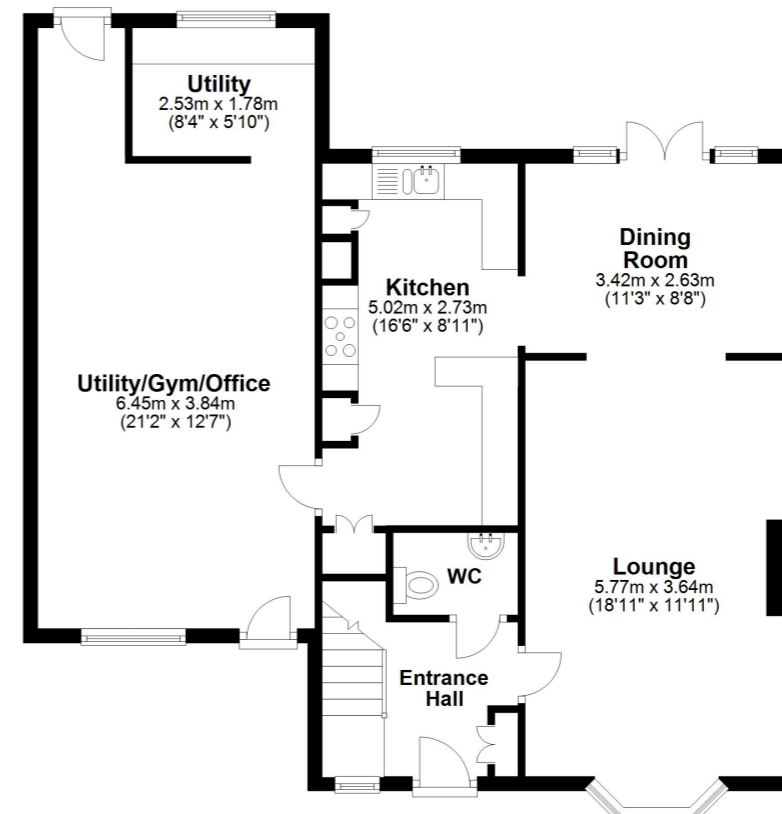
21' 2" x 12' 7" (6.45m x 3.84m) Please note, the garage door has been removed and the wall to the front bricked up. There is now a window and a single door to the front.

Off Road Parking

Rear Garden

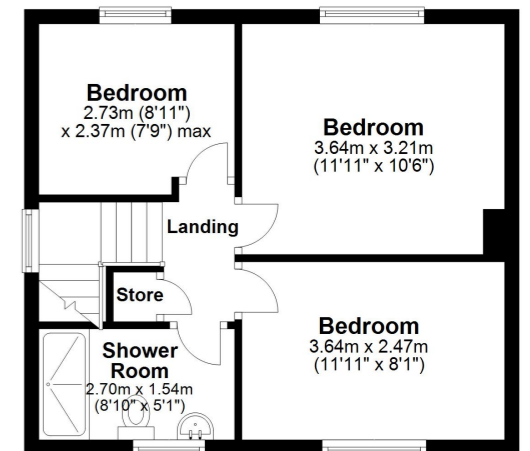
Ground Floor

Approx. 86.2 sq. metres (927.8 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



Total area: approx. 123.5 sq. metres (1329.1 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 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 PlanUp.

