



Heasledown House, St Stephens Way, Folkestone, Kent, CT20 3RD

EPC Rating =

Guide Price £1,150,000









Heasledown House is set in a commanding position on the hillside with panoramic views over Sandgate and the English Channel. This exceptional five-bedroom detached house offers spacious, versatile living in one of Folkestone's most desirable coastal settings. Set across two floors and extending to Approx. 250 sq m, the property boasts a thoughtfully designed layout ideal for both family life and entertaining. The ground floor features an electrically operated Stainless steel front door, entrance hall, walk in cloak cupboard and WC. The stunning South-facing open-plan living room is open to a kitchen/dining room with 'Neff' appliances and large sliding doors opening onto a sea view terrace. Underfloor heating. Separate utility room and rear porch. Second reception room/family room and a home office/study, air conditioning - ideal for working from home. Upstairs, the property offers five well-proportioned bedrooms, including a generous principal bedroom with en suite. Bedroom two also benefits from a Juliet balcony and its own dressing area and en suite. A luxury family bathroom and separate WC serve the remaining bedrooms. Externally, the house is set on a generous hillside plot with mature gardens that make the most of its elevated position and sea views. Around the house there is a large terrace with an electric canopy and patio with space for a Hot Tub and a covered BBQ area. A spacious double garage with an electric garage door, plumbing/sink and lighting. The driveway provides ample parking. Gas central heating with a pressurised hot water system. Annexe potential. This superb home offers modern living and is perfectly positioned for access to Sandgate's charming seaside village centre, the beach, and Folkestone's high speed rail link to London St Pancras. EPC RATING = TBC



**Guide Price £1,150,000**

**Tenure** Freehold

**Property Type** Detached House

**Receptions** 3

**Bedrooms** 5

**Bathrooms** 3

**Parking** Driveway & Double garage

**EPC Rating** TBC

**Council Tax** Band F

Folkestone and Hythe District Council

**Situation**

The property is located in 'St Stephens Way' between the coastal town of Folkestone and seaside village of Sandgate. Close to Folkestone School for Girls. Folkestone has become the 'place to be' and is the home of 'The Creative Quarter' 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 property is close to Mermaid Beach, a mecca for sea swimmers and anyone looking to enjoy the beach. There is a mainline railway station at Folkestone offering a High Speed service to London Stratford and St Pancras stations with an approx. journey time of 53 minutes. Channel Tunnel terminal is Approx. 3.3 miles The M20 connection to the motorway network is within close proximity.

**The accommodation comprises**

**Ground floor**

**Entrance hall**

11' 8" x 6' 9" (3.56m x 2.06m)

**WC**

**Walk in cloaks cupboard**

**Open plan living room, open to kitchen/dining room**

**Living room**

23' 2" x 21' 10" (7.06m x 6.65m)

**Kitchen/dining room**

22' 9" x 15' 11" (6.93m x 4.85m)

**Rear porch**

**Utility room**

**Family room**

21' 1" x 12' 11" (6.43m x 3.94m)

**Home office/study**

14' 0" x 8' 10" (4.27m x 2.69m)

**First floor**

**Landing**

**Bedroom one**

17' 8" x 11' 10" (5.38m x 3.61m)

**En suite shower room**







### Bedroom five

12' 1" x 6' 2" (3.68m x 1.88m)

### Bedroom two

14' 9" x 14' 2" (4.50m x 4.32m)

### Dressing room

### En suite bathroom

### Bedroom three

14' 9" x 12' 7" (4.50m x 3.84m)

### Bedroom four

14' 9" x 12' 3" (4.50m x 3.73m)

### Bathroom

### WC

## Outside

### Driveway

### Double garage

18' 3" x 17' 11" (5.56m x 5.46m)

### Rear garden

### Seaview terrace, patio and covered BBQ area

### Terraced gardens with steps leading down to lower lawn area

## Agent notes

The property benefits from the following: Water softener. Tradex German kitchen, with Neff appliances including: induction hob, oven, combined oven/microwave, plate warmer and dishwasher. Water filter tap. Underfloor heating to open plan lounge/diner/kitchen. Virgin media connection for high speed broadband. Hardwired Ethernet to 3 bedrooms, games room and office. Fully re-wired electrics. Two large lofts, both with loft ladders. The loft is boarded, insulated and plaster boarded with 2 Velux windows power and lighting. Amtico LVT flooring to games room, en-suite to bedroom two. Linked smoke/heat detectors. Aluminium sliding doors. Two outside double sockets. Outside water tap.













Approximate Gross Internal Area Excluding Garage = 250 sq m / 2692 sq ft  
Garage = 30 sq m / 327 sq ft

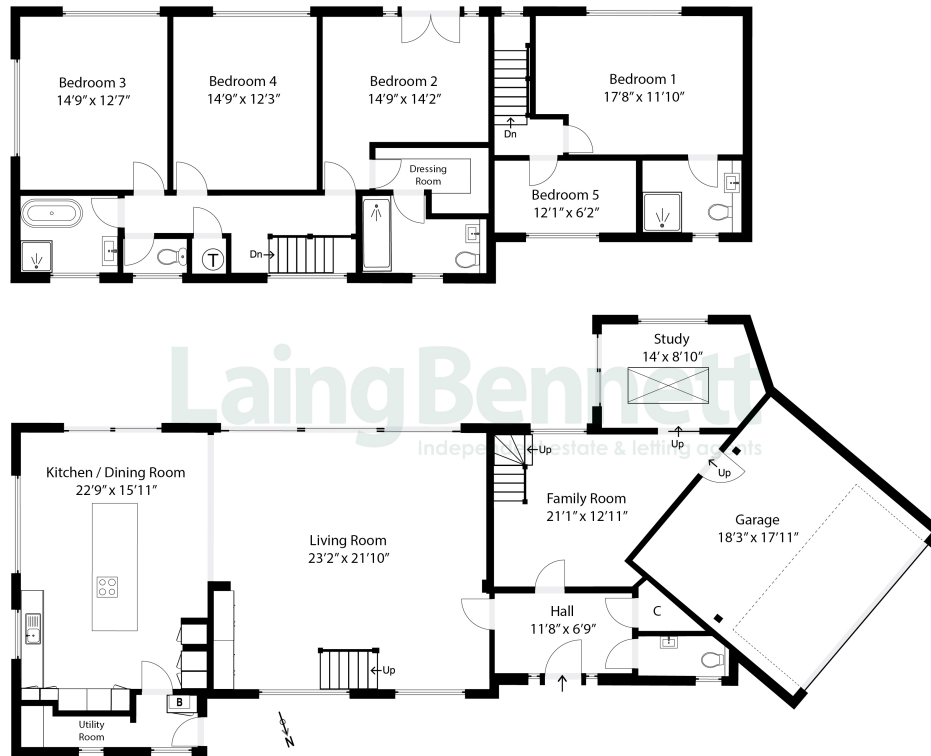


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.  
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