

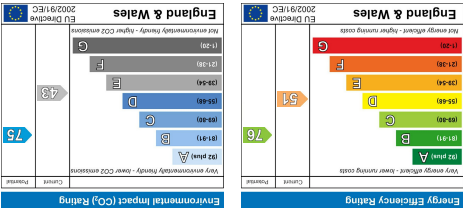
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



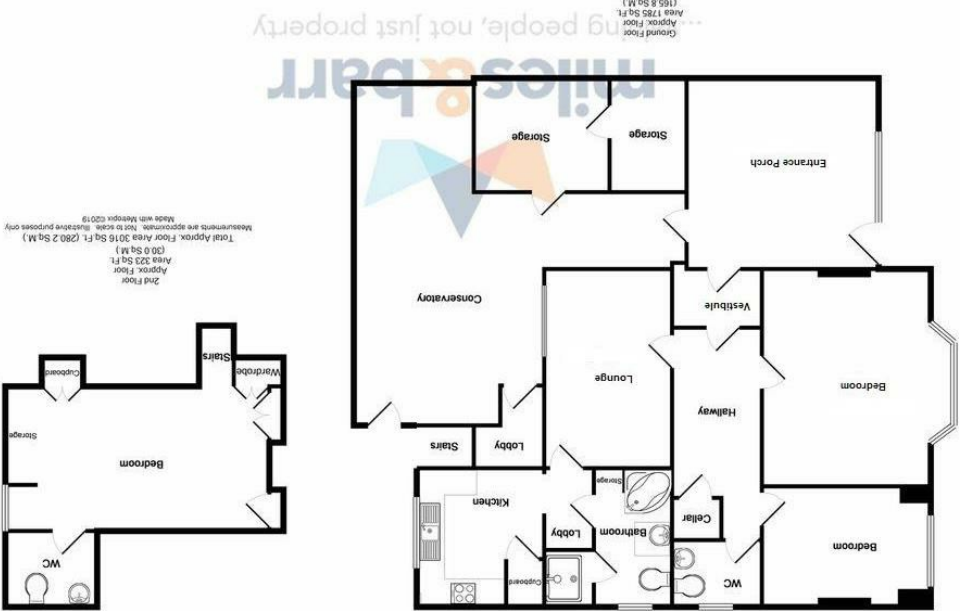
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YOUR PROPERTY AGENT



31 BEACHBOROUGH ROAD FOLKESTONE



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GUIDE PRICE £350,000

- OPEN HOUSE
- Saturday 25th May
- 1pm - 2.30pm
- By Appointment Only
- Detached House
- Off Road Parking
- Garage
- Moments From Station

LOCATION

Folkestone

Fast becoming a sought after place to be, Folkestone has seen much regeneration over the past few years, with much more planned going forward, especially surrounding the town centre and Harbour. Folkestone has a large array of shops, boutiques and restaurants as well as many hotels and tourist attractions. Folkestone is fortunate to have two High Speed Rail links to London, both offering a London commute in under an hour. There are great transport links to surrounding towns and cities and easy access to the continent too. With so much going on and with the future bright, Folkestone is an excellent location to both live and invest in.

ABOUT

Four Bedroom DETACHED House Situated Moments from Folkestone's West Station!

Miles and Barr are extremely pleased to be offering this detached property currently set out as two apartments on the West End and Cheriton border. The property is within easy reach of the town centre and sea front, great schooling at Junior, Secondary and Grammar levels and excellent transport links, including the high speed to link to London, making this home ideally situated for all your needs.

Originally built as a four bed detached house, the property is now split into two flats, with the ground floor comprising; entrance porch, vestibule, large entrance hallway, access to the large cellar, large master bedroom, further double bedroom, WC, lounge, family bathroom with shower, kitchen, large extended conservatory, and two large storage areas. Upstairs, via external steps to the rear, the first floor comprises; entrance porch, large landing, kitchen, shower room, lounge, a double bedroom, and a further bedroom on the second floor with WC and ample storage areas in the eves, via a third double bedroom on the first floor.

Formally, the property would have comprised; large entrance hall, lounge, second reception room, dining area, kitchen and large conservatory on the ground floor. On the first floor there would have been three double bedrooms, family bathroom and a loft conversion, giving the property four double bedrooms.

To the rear of the property is off road parking and a large garage with storage areas, large garden laid mainly to concrete, with a pond area. The property benefits from gas central heating and double glazed windows throughout.

The home is in need of modernisation throughout, and would make a beautiful family home if converted back into one home, but equally would make a great investment if kept as two apartments.

Properties like this do not come around often, and with so much potential, be sure to arrange your internal viewing with MILES AND BARR today!

DESCRIPTION

GROUND FLOOR

Entrance Porch
Vestibule
Entrance Hall
WC
Cellar
Bedroom 10'09" x 6'04" (3.28m x 1.93m)
Bedroom 17'06" x 14'10" (5.33m x 4.52m)
Lounge 16'04" x 9'11" (4.98m x 3.02m)
Conservatory 31'04" x 14'05" (9.55m x 4.39m)
Bathroom 10'09" x 6'04" (3.28m x 1.93m)
Kitchen 10'05" x 9'09" (3.18m x 2.97m)

FIRST FLOOR

Porch
Landing
Kitchen 9'00" x 6'00" (2.74m x 1.83m)
Shower Room 8'10" x 5'11" (2.69m x 1.80m)
Bedroom 14'02" x 10'03" (4.32m x 3.12m)
Bedroom 17'06" x 15'01" (5.33m x 4.60m)
Bedroom 14'07" x 14'02" (4.45m x 4.32m)

SECOND FLOOR

Bedroom 14'07" x 14'02" (4.45m x 4.32m)
W.C.
OUTSIDE
Parking
Garage 19'03" x 16'03" (5.87m x 4.95m)
Garden

