



Varne Road, Folkestone


MILES & BARR
EXCLUSIVE

21 Varne Road
Folkestone
Kent
CT19 6BG



Description

Ground Floor

- Porch
- Entrance Hall
- Living Room
17'0 x 11'11
(5.18m x 3.63m)
- Sun Room
10'11 x 10'0
(3.33m x 3.05m)
- Dining Room
13'11 x 10'11
(4.24m x 3.33m)
- Study
10'4 x 8'10
(3.15m x 2.69m)
- Kitchen
14'1 x 12'0
(4.29m x 3.66m)
- W.C.

First Floor

- Landing
- Bedroom
17'0 x 11'11
(5.18m x 3.63m)
- Bedroom
13'11 x 10'11
(4.24m x 3.33m)
- Bedroom
10'11 x 6'7
(3.33m x 2.01m)
- Balcony (Accessed
via all 3 Bedrooms)
- Bath and Shower
Room
- Separate W.C.

External

- Front Garden
- Driveway
- Detached Garage
- Rear Garden

Property

New to the market for the first time for almost 50 years and with gardens to delight!

Situated in one of Folkestone's most sought-after locations this three-bedroom detached family home has superb views of the English Channel and the French coast. The property provides spacious and well-proportioned living accommodation with the ground floor boasting a large lounge overlooking the vast rear garden. There is a sun room which connects the lounge to the separate dining room which leads further along to a separate study. Also on the ground floor is a modern fitted kitchen and downstairs cloakroom.

Upstairs there are three bedrooms and a family bathroom with separate WC. The three bedrooms are connected by a south facing balcony on the rear of the property which is a fantastic spot to see the stars or watch the ships sail past. Outside the property there is a detached garage with driveway in front as well as a brick built shed/workshop. The rear South facing garden is mainly laid to lawn with a large pond in the corner.



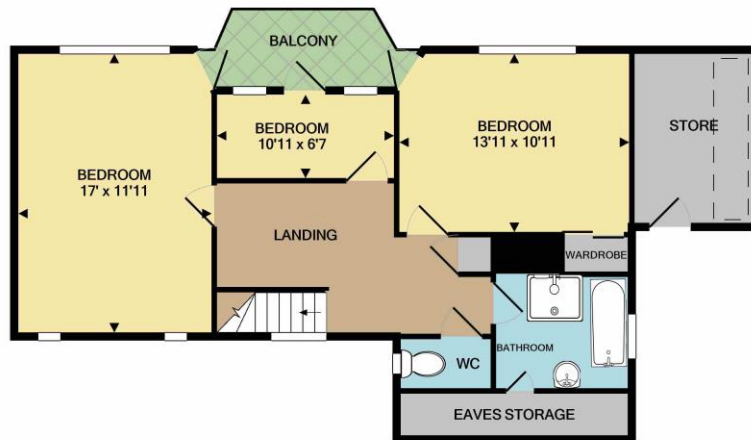
Location

Varne Road is a quiet residential road just one road back from the seafront with easy access to walks along the Warren or down to Sunny Sands beach. The property is also located within easy access to retail stores at the Park Farm industrial estate and the M20 Motorway. Folkestone Central train station is close by providing a high-speed service to London St Pancras which can have you in the City in less than an hour. There are also a number of excellent primary and secondary schools in the area.





GROUND FLOOR
APPROX. FLOOR
AREA 827 SQ.FT.
(76.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 756 SQ.FT.
(70.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1583 SQ.FT. (147.1 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	79
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
	50	73
England & Wales		EU Directive 2002/91/EC

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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