



Wear Bay Crescent, Folkestone


MILES & BARR
EXCLUSIVE



39 Wear Bay Crescent Folkestone Kent CT19 6AX



Description

Ground Floor

- Entrance Hall
- WC
- Living Room
16'9 x 13'1
(5.11m x 3.99m)
- Dining Room
16'1 x 12'1
(4.90m x 3.68m)
- Kitchen /
Breakfast Room
20'6 x 11'11
(6.25m x 3.63m)
- Utility Room
17'9 x 6'3
(5.41m x 1.91m)

First Floor

- Bedroom
13'1 x 12'1
(3.99m x 3.68m)
Plus built-in
wardrobes
- En-Suite Shower
Room
- Balcony
- Bedroom
13'3 x 12'1
(4.04m x 3.68m)

- Bedroom
9'11 x 9'4
(3.02m x 2.84m)
Plus storage
- Family
Bathroom
- Separate WC

Second Floor

- Bedroom
18'8 x 13'2
(5.69m x 4.01m)
- Balcony
- Bedroom
10'5 x 9'8
(3.18m x 2.95m)
Plus built-in
wardrobe
- Loft Room
11'4 x 5'10
(3.45m x 1.78m)

External

- Front/Driveway
- Rear Garden

Property

Beautifully Presented Bay Fronted Five Bedroom Semi-Detached Home in Sought After Location!!

Located on Folkestone's popular East Cliff, this home is moments from the sea and beautiful coastal walks, good schooling at Junior, Secondary and Grammar levels and excellent transport links via road and train, including the high speed link to London.

Once inside this home you will immediately see that the current owners have lovingly restored this home and now present it in immaculate fashion, with a great mix of the old and the new. On the ground floor is accommodation comprising; entrance hall, open plan lounge / diner with fireplace and high ceilings and a stunning kitchen extension with modern high gloss fittings, island unit and breakfast area. There is a utility room which leads on to the garden. On the first floor you will find the grand master suite at the front of the house with private balcony enjoying the panoramic sea views, stylish en-suite shower room and built-in wardrobes. Also on this floor are a further two bedrooms and the family bathroom. On the top floor are another two bedrooms, the one to the front again benefiting from a balcony with stunning views and the other having built-in wardrobes. Also on this floor is access to a large loft space ideal for storage but could potentially be converted to make another room.

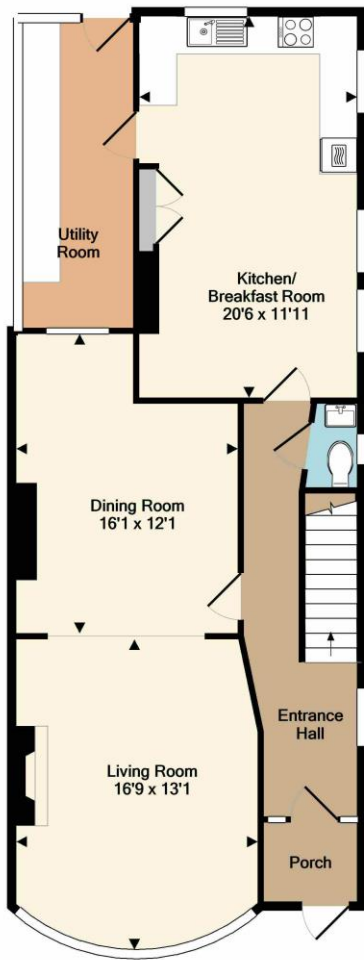
Outside to the rear is a lovely, tiered garden which has a raised decked seating area and flat lawn area. To the front is a driveway and rear access. Offered to the market with no chain this would be a great home for a large family or those looking to relocate to the seaside.



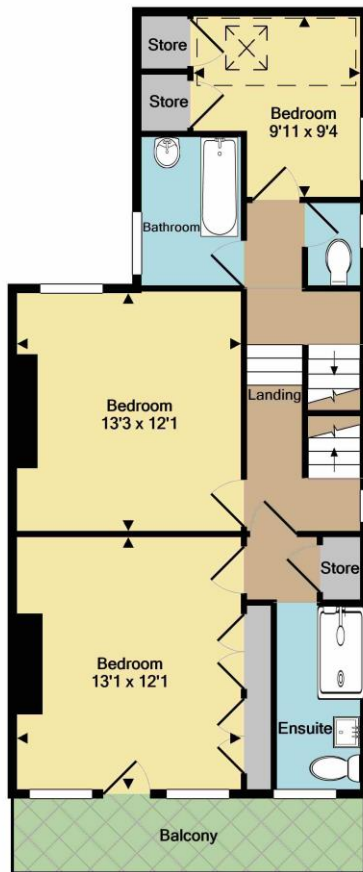
Location

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.





GROUND FLOOR
APPROX. FLOOR
AREA 873 SQ.FT.
(81.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 653 SQ.FT.
(60.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 523 SQ.FT.
(48.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2048 SQ.FT. (190.2 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		
	53	72
England & Wales		EU Directive 2002/91/EC



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