

53 GRIMSTON AVENUE
Folkestone, Kent



Situated in a much sought after residential location on a wide, tree lined avenue in the ever-popular West End of Folkestone, this neo-Georgian style detached house benefits from 3 bedrooms (with potential to reinstate the 4th bedroom), 2 reception room accommodation, together with a lovely westerly facing rear garden, an attached garage and off-road parking for several cars. Convenient for both girls' and boys' grammar schools as well as both of the town's train stations providing the High-Speed rail link to London St Pancras.

GUIDE PRICE: £695,000 FREEHOLD

53 Grimston Avenue, Folkestone, Kent, CT20 2PZ

Situation & Description

Situated on a wide tree lined avenue in a highly sought after residential area in the town's West End. The property is convenient for many amenities including both local grammar schools, good primary schools, supermarkets and sports facilities. The property is ideally located for east access to the M20 motorway leading to London and the M25 orbital. Access to the continent is also convenient via the Channel Tunnel at Cheriton or by ferry from Dover Harbour. Both of Folkestone's mainline train stations providing a High-Speed rail link to London St Pancras in under 1 hour, together with Ashford and London Charing cross, are within fifteen minutes walking distance. Folkestone town centre offers a range of shops and amenities whilst Folkestone Harbour enjoys a bustling Harbour Arm with seasonal activities and the Old High Street within the Creative Quarter affords charming cafes and eateries whilst fine dining can be found at the renowned Rocksalt restaurant with views over the harbour.

The property originally benefitted from 4 bedrooms and the 4th bedroom could easily be reinstated should the new owner require it. The property currently benefits from 3 bedrooms, 2 reception room accommodation together with a small study area, gas central heating and replacement double glazing, a well-stocked, west facing rear garden, brick block driveway with off road parking for several cars and an attached garage.

An internal viewing of this well-presented property is strongly recommended.

The accommodation comprises:-

Brick block driveway and path leading to:

ENCLOSED ENTRANCE PORCH

Having uPVC double glazed front door and side windows with brick base and quarry tiled floor with wall light and with solid front door opening to:

L-SHAPED ENTRANCE HALL

Having 2 uPVC double glazed windows, 2 radiators, wooden dado rail, coved ceiling, fitted carpets with wood block flooring under, opening to:

SMALL STUDY AREA

Having uPVC double glazed window, fitted carpet and coved ceiling, door leading to:

CLOAKROOM

With uPVC double glazed window, low level W.C., wash basin with tiled splashback and with arched mirror over, tiled floor, radiator, coved ceiling.



Sitting room



From the Entrance Hall there is an obscure glazed door opening to:

SITTING ROOM

Having square bay window overlooking front garden with $\frac{3}{4}$ length Georgian style uPVC double glazed windows. Obscure double-glazed window to side, 2 radiators, 3 wall light points, coved ceiling, fitted carpet with wood block flooring underneath, obscure glazed double doors leading to Dining Room with 2 built-in storage cupboards either side and shelving above.

DINING ROOM

At rear, uPVC double glazed window overlooking rear garden and with obscure glazed uPVC patio door opening out onto rear garden, fitted carpet with wood block flooring under, radiator, coved ceiling, glass panel door opening to kitchen.

KITCHEN

At rear, having 1 $\frac{1}{2}$ bowl stainless steel sink unit with mixer tap and inset in worktop and tiled surrounds with 3 spotlights over, rolled edge worktops to two sides with range of chrome handled cupboards and drawers below, matching wall cupboards with spotlights under, integrated Zanussi 4 plate electric hob, built-in electric oven under, further worktop with integrated Fridge and Freezer below, half tiled walls, west facing UPVC double glazed window overlooking rear garden, radiator, tiled floor, coved ceiling, high level obscure glazed internal window, panelled door leading to entrance hall. Opening to:

UTILITY ROOM

Having Belfast style sink with mixer tap inset in rolled edge worktop with cupboard under, recess with plumbing for washing machine, Valliant wall mounted gas fired boiler, uPVC double glazed window, part tiled walls, part glazed door leading to covered side porch.

From the entrance hall, a staircase leads to 1st floor with ornamental wrought iron railings and hard wood handrail and balustrade, wooden dado rail, leading to good sized landing.

LANDING

Having uPVC double glazed window, radiator, carpeted flooring, coved ceiling, hatch to insulated and part boarded roof space with fitted loft ladder and electric light. Louvered door opening to airing cupboard with insulated tank and immersion heater and shelving over. Panelled door to bedroom 1:

BEDROOM 1

Currently a through room that was originally 2 separate bedrooms and could easily be made back into the same. With uPVC double glazed windows either end, 2 radiators, 2 fitted double wardrobe cupboards and 2 high level double cupboards, coved ceiling, carpeted flooring, westerly views over delightful rear garden from the rear window.

BEDROOM 2

Having uPVC double glazed window overlooking front garden, built in double wardrobe cupboard with high level cupboard over, coved ceiling, radiator, carpeted flooring, panelled door leading to landing.

BEDROOM 3

Having uPVC double glazed window with views over rear garden, radiator, coved ceiling, built in double wardrobe cupboard with cupboard over, carpeted flooring, panelled door leading to landing.

BATHROOM/W.C.

Fully tiled walls, white panelled bath having thermostatically controlled shower over with wall mounted stainless steel shower control and with shower rose fitted to ceiling, shower screen, wash basin inset in vanity unit with shelving extending to both sides and with cupboards and drawers under, low level W.C., radiator, uPVC double glazed window, 4 inset ceiling spotlights, wall light, extractor fan inset in ceiling, coved ceiling, panelled door to landing.

OUTSIDE

FRONT GARDEN

Having small brick boundary wall to front with parking for several cars, lawned area, flowerbeds and shrubs, attached garage.

GARAGE

Electric up and over door, personal door leading to side porch and to the rear a timber panelled double door with obscure glazed glass panels to the side opening to rear garden, electric lights and power.

REAR GARDEN

Delightful west facing rear garden well stocked and with large patio area immediately to rear of property and covering the full width of the garden and having outside tap and power points, timber panelled fencing to 3 boundaries, raised ornamental garden pond, mainly laid to lawn with variety of shrubs and with flower borders, diamond shaped central lawned area with pathway leading to the far end of the rear garden, ornamental timber garden seat with arched trellis over, hardstanding for either greenhouse or garden shed, a detached summer house with pitched roof and with double doors and glass panelling to side extending to middle timber garden shed section and with further section to one side for garden storage and with timber slats to one side. Immediately above the dining room and kitchen windows are two sun awnings.





GENERAL INFORMATION

SERVICES

Mains water, electricity and drainage are connected. Gas central heating. *The hot water system(s), together with any appliances mentioned in the particulars, have not been tested by Smith Woolley).*

TENURE FREEHOLD

COUNCIL TAX

Currently listed in band F – 2023/2024 prices can be found online via Folkestone and Hythe District Council – or by Telephone: 01303- 853000.

VIEWING

STRICTLY BY APPOINTMENT THROUGH THIS OFFICE.



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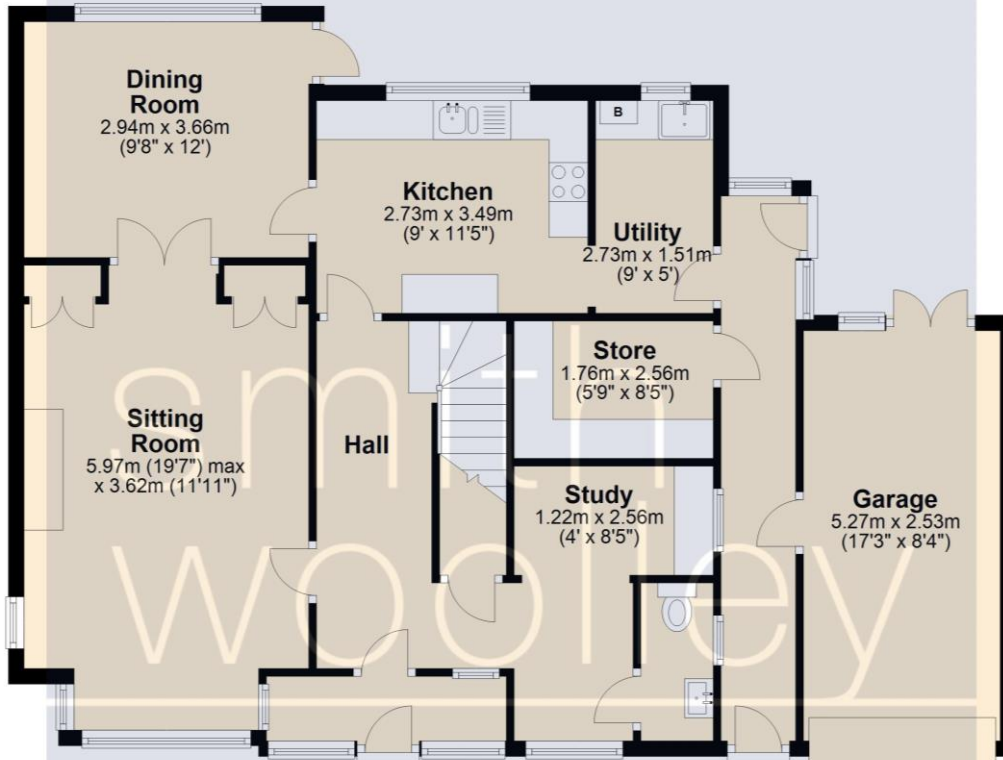
REF: KM/SJB

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Ground Floor

Approx. 96.4 sq. metres (1037.7 sq. feet)



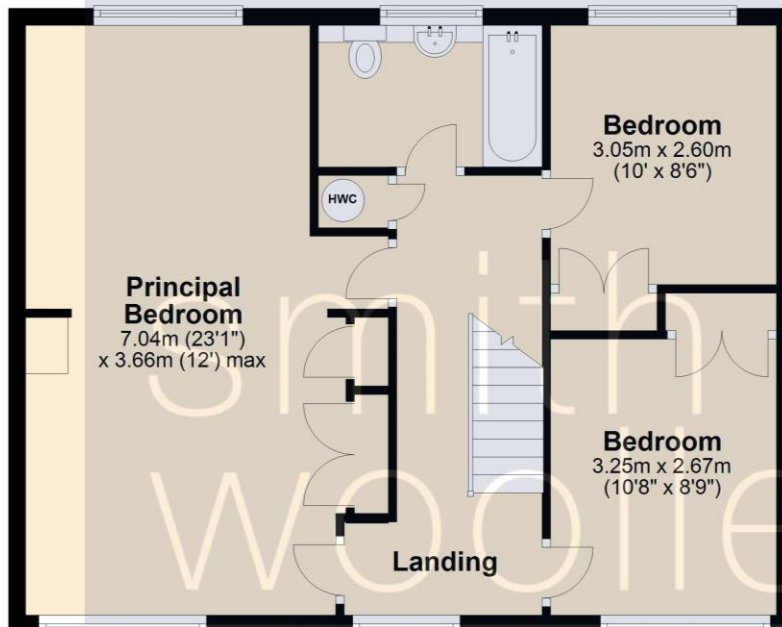
Total area: approx. 157.8 sq. metres (1698.3 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.
Plan produced using PlanUp.

Floor plan for information only – all sizes are approximate

First Floor

Approx. 61.4 sq. metres (660.6 sq. feet)



chartered surveyors

EPC rated C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

