

FOR SALE

**22-24 Cheriton Gardens
Folkestone, Kent CT20 2AS**

**smith
woolley**
chartered surveyors



**Offices with planning consent for
conversion to residential use**

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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Situation

The property is located close to the centre of the popular coastal town of Folkestone. The property is situated on a corner plot fronting Cheriton Gardens and return onto Milfield, which is primarily a residential area but within walking distance to Folkestone town centre. Folkestone town centre has a wide range of both multiple and independent businesses and supermarkets and a vibrant hospitality area at The Harbour Arm.

Description

The property comprises a 3-storey pair of semi-detached buildings (until recently used as offices) with an area of hardstanding for parking. The building is of red brick construction with detailing stonework and bay windows. There is currently no interconnecting doorway between the 2 buildings.

Accommodation

The combined areas for both buildings is approximately as follows and full dimensions can be found on the attached floor plans.

	sq m	sq ft
Basement	37.8	407
Ground Floor	177.2	1,907
First Floor	172.1	1,852
Second Floor	180.8	1,946
Total	567.9	6,112

Planning

There is an approved planning application (Application No, 25/0295/FH/PA for the change of use and conversion from office (Class E) to residential (Class C3) to form 6 self-contained flats.

A revised planning application has been approved for 8 self-contained flats (Application No, 25/1602/FH) for which detailed drawings are available.



Business Rates

Rateable Value

22 Cheriton Gardens

Various assessments (full details on request)

24 Cheriton Gardens

Rateable Value

£14,750

UBR (2025/26)

49.9p

Interested parties are advised to confirm these figures with Folkestone & Hythe District Council.

Energy Performance Certificate

Full EPC recommendation reports and certificates are available on request. The properties have the following rateable values:-

22 Cheriton Gardens 52 (Band C)

24 Cheriton Gardens 97 (Band D)

Price

The freehold is available at guide price of **£1.1m (no VAT)**.

Legal Costs

Each party to pay their own legal costs.

Viewing

Strictly by appointment through these offices.

For Further Information Contact:

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SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available on request)
2544/October 2025

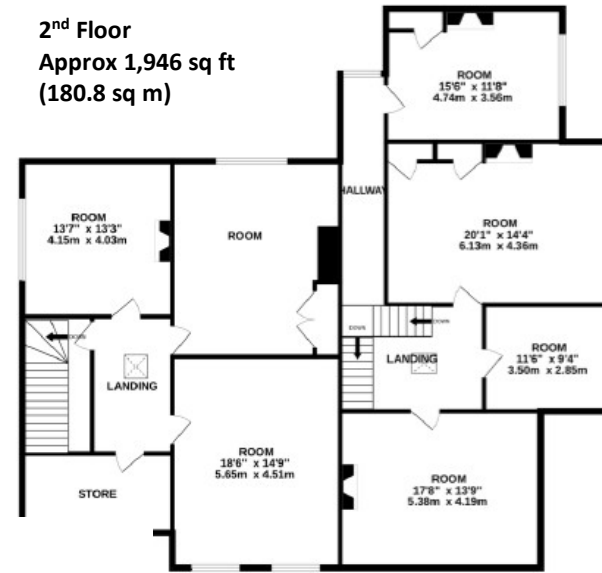


Current Floor Plans

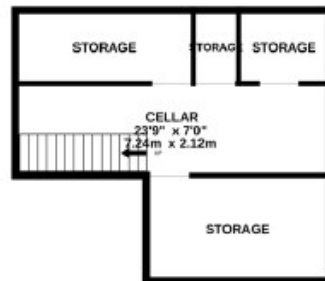
1st Floor
Approx 1,852 sq ft
(172.1 sq m)



2nd Floor
Approx 1,946 sq ft
(180.8 sq m)



Basement
Approx 407 sq ft
(37.8 sq m)



Ground Floor
Approx 1,907 sq ft
(172.2 sq m)

