



## Pavilion Road

Folkestone CT19 5RL

- Period Mid-Terrace Townhouse
- Accommodation Over Three Floors
- Spacious Open Plan Living Space
- Low Maintenance Rear Garden
  - Close To Train Station
- Four Bedrooms
- Bathroom & Shower Room
  - Modern Fitted Kitchen
- Very Well Presented Throughout
  - No Onward Chain

**Asking Price £269,950 Freehold**







Mapps Estates are delighted to bring to the market this four bedroom period townhouse residence conveniently located for access to the town centre and amenities and within walking distance of Folkestone Central station for high speed rail services to London St Pancras. The accommodation is arranged over three floors, with an open plan living/dining space and modern fitted kitchen to the lower ground floor, two bedrooms and a bathroom to the upper ground floor, and two further bedrooms served by a shower room to the top floor. The property also enjoys a low maintenance rear garden laid mostly to decking, as well as the benefit of UPVC double glazing and a modern gas-fired central heating system. Being sold with no onward chain, an early viewing comes highly recommended.

Located centrally with Folkestone Central mainline railway station within walking distance giving high-speed services to London St. Pancras in just over 50 minutes. Folkestone's Harbour Arm is in the nearby proximity and offers a selection of eateries and pop up bars including a Champagne bar situated in the former lighthouse at the end of the pier. This area, being constantly improved and developed, now forms a real vibrant social area with great facilities. Turning back into the town you will find yourself in Folkestone's Creative Quarter, home to artists, creative businesses, independent boutiques and eateries. Both primary and secondary schooling is available in the area with Grammar schools available for both boys and girls. In the main Town Centre itself, you will find an array of stores and independent shops along with several supermarket chains. The M20 is also within easy access by car along with the Channel Tunnel Terminal and Port of Dover.

### Upper Ground Floor:

#### Front Entrance

Steps up from street level to front entrance, with UPVC frosted double glazed front door opening to reception hall.

#### Reception Hall

With stairs to top floor and lower ground floor, cupboard housing consumer unit and electric meter, recessed downlighters, radiator.

#### Bedroom 12'3 x 10'5

With two front aspect UPVC double glazed windows to bay, radiator.

#### Bedroom 12'8 x 8'9

With rear aspect UPVC double glazed window, radiator.

### **Bathroom 7' x 4'8**

With two UPVC frosted double glazed windows, panelled bath, wash hand basin with mixer tap over and store cabinet under, wall light, WC, extractor fan, recessed downlighters, chrome effect heated towel rail, part-tiled walls, tiled floor.

### **Top Floor:**

### **Half Landing**

### **Shower Room 6'9 x 4'1**

With UPVC frosted double glazed window, fully tiled quadrant shower cubicle with electric shower, wash hand basin with mixer tap and tiled splashback over and store cabinet under, WC, wall light, extractor fan, recessed downlighters, chrome effect heated towel rail, tiled floor.

### **Landing**

### **Bedroom 12'9 x 8'10**

With rear aspect UPVC double glazed window, radiator.

### **Bedroom 14'5 x 12'4 (max)**

With two front aspect UPVC double glazed windows to bay, radiator.

### **Lower Ground Floor:**

### **Open Plan Living/Dining Space 25'2 x 14'1**

With two front aspect UPVC double glazed windows to bay, feature tiled fireplace, wood effect laminate flooring, store cupboard with space for tumble dryer, radiator, recessed downlighters, dining area with radiator, step up to kitchen.

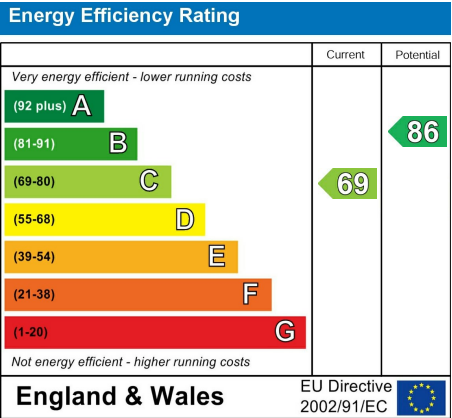
### **Kitchen 13'9 x 9'9**

With rear aspect UPVC double glazed window and back door to garden, modern fitted kitchen with a range of grey gloss finish store cupboards and drawers, worktops with tiled splashbacks, inset resin sink/drainage with mixer tap over, four ring ceramic electric hob with splashback and extractor over and electric oven under, integrated fridge/freezer and washing machine, space for American style fridge/freezer, wall-mounted Worcester Bosch gas-fired combination boiler, recessed downlighters, wood effect laminate flooring, large hatch through to dining area.

### **Outside:**

The rear garden has been mostly laid to decking, with borders laid to bark chippings. There is an outside tap and a back gate opening to a shared alleyway leading to the road.





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.