



55 Bournemouth Road, Folkestone

Offers in Region of **£450,000**



ANDREW & CO
ESTATE AGENTS



55 Bournemouth Road

Folkestone

Charming 4-bed home with period features, open plan lounge/diner, extended kitchen, and ample storage. Natural light floods in, creating a warm ambience. Conveniently located near Radnor Park with schools, transport links, and amenities nearby. Lovely rear garden with patio, lawn, flower beds, and new shed. Permit parking available. Enjoy indoor comfort and outdoor relaxation.

Council Tax band: C

Tenure: Freehold

- FOUR GOOD SIZED BEDROOMS
- OPEN PLAN LOUNGE/DINER
- EXTENDED KITCHEN/DINER
- PERIOD FEATURES
- PLENTY OF STORAGE
- PLENTY OF NATURAL LIGHT
- WALKING DISTANCE TO RADNOR PARK
- CLOSE TO LOCAL SCHOOLS, HIGH SPEED TRANSPORT LINKS AND AMENITIES

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ENTRANCE PORCH

3' 3" x 2' 11" (0.98m x 0.89m)

Wooden single glazed door to outside of property, tiled flooring, light and solid wooden glazed door to entrance hall.

ENTRANCE HALLWAY

19' 10" x 5' 0" (6.05m x 1.53m)

Exposed wooden floorboards, stairs to first floor landing with storage underneath, lovely decorative panel boarding to lower part of the walls, designer radiator and original covings. Openings to:-

LOUNGE

14' 10" x 11' 3" (4.52m x 3.43m)

UPVC double glazed bay window to the front of the property with slatted venetian blinds, exposed wooden floorboards, beautiful original open fire and surround, in-built storage cupboards around chimney breast area and radiator.

INTERNAL DINING ROOM

12' 4" x 9' 2" (3.75m x 2.80m)

Exposed wooden floorboards, coving, radiator and wooden glazed doors to the extended kitchen. Open plan to:-

EXTENDED KITCHEN/DINING AREA

15' 5" x 12' 8" (4.69m x 3.87m)

UPVC double glazed patio doors and windows looking out to the rear garden and UPVC double glazed skylight windows bringing in plenty of natural light. Kitchen comprises of tiled floor, matching wall and base units in shaker style, solid wooden worktops, Belfast Style sink, gas 5-ring hob, extractor fan and space for washing machine. There is an integrated double oven, microwave oven, fridge-freezer and slim line dishwasher.



FIRST FLOOR SPLIT-LEVEL LANDING

13' 1" x 5' 0" (3.98m x 1.53m)

Carpeted floor coverings to first split level and door to:-

FAMILY BATHROOM

12' 0" x 7' 10" (3.66m x 2.40m)

UPVC double glazed frosted window to the rear with slatted wooden blind, exposed wooden floorboards, feature panel boarding around bottom half of walls, designer radiator/heated towel rail, free-standing bath, back-to-wall w/c toilet, vanity unit housing the sink and full walk-in shower with drench and hand shower.

BEDROOM

13' 5" x 14' 8" (4.08m x 4.47m)

UPVC double glazed bay windows and separate UPVC double glazed window to the front of the property with fitted slatted venetian blinds, carpeted floor coverings, in-built wardrobes to both sides of chimney breast, coving, speaker system built into ceiling and two radiators.

BEDROOM

12' 4" x 9' 3" (3.77m x 2.81m)

UPVC double glazed window to the rear, carpeted floor coverings, radiator and beautiful feature panel boarding along lower half of the walls.



SECOND FLOOR LANDING

11' 1" x 5' 3" (3.38m x 1.61m)

Velux window letting in plenty of natural light and carpeted floor coverings. There is a cupboard on split-level landing giving access to a large eaves storage area and a further cupboard to the upper part of the second floor landing.

BEDROOM

14' 0" x 12' 10" (4.27m x 3.90m)

UPVC double glazed window to the front of the property with fitted slatted venetian blinds, loft hatch, carpeted floor coverings and radiator.

BEDROOM

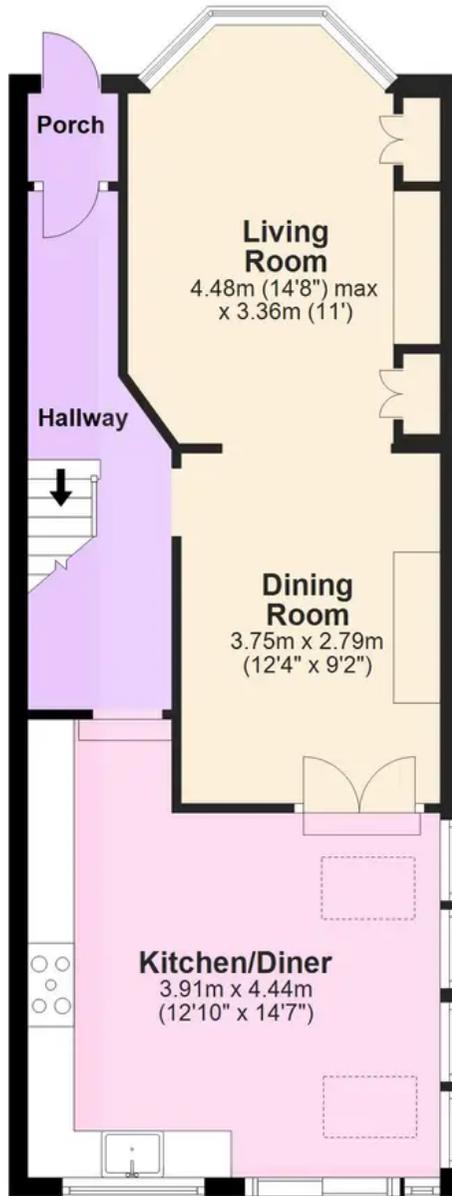
8' 10" x 9' 10" (2.68m x 3.00m)

UPVC double glazed window to the rear of the property with fitted roller blind, carpeted floor coverings, radiator and stunning feature brick wall with opening to original fireplace.



Ground Floor

Approx. 51.9 sq. metres (559.2 sq. feet)



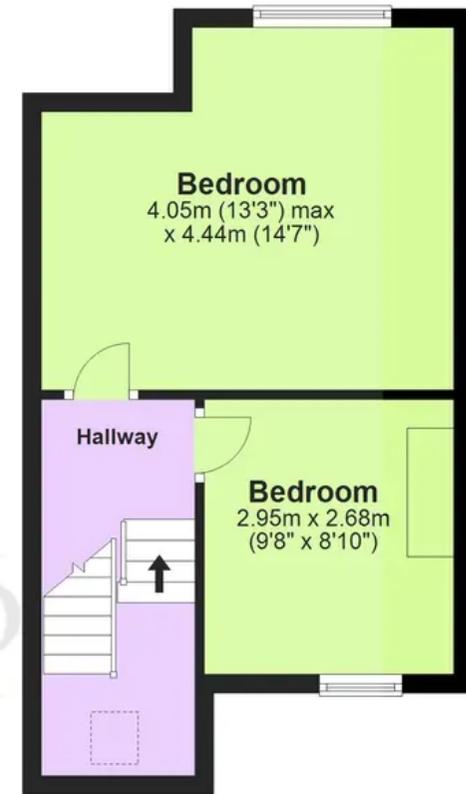
First Floor

Approx. 43.9 sq. metres (472.3 sq. feet)



Second Floor

Approx. 32.1 sq. metres (345.0 sq. feet)



Total area: approx. 127.9 sq. metres (1376.6 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.