



OVER 60?
Secure this property
for up to **59% less!**

Guide Price
£360,000

Freehold

3x 1x 1x

**Enbrook Road,
Sandgate, Folkestone,
Kent, CT20**

Wards
Helping you move forwards



Main features

- **Immaculately presented extended home in desirable location**
- **Detached garage/Off road parking**
- **Spacious with stylish interiors**
- **Low maintenance garden perfect for relaxing and entertaining**
- **Walking distance to beach, high street, sought after schools & station with high speed links to London**

Accommodation

GROUND FLOOR

Porch

Lounge/Diner: 22'0 x 15'1 (6.71m x 4.60m)

Kitchen/Breakfast Room: 15'10 x 15'1 (4.83m x 4.60m)

Downstairs Toilet

FIRST FLOOR

Landing

Bedroom 1: 15'1 x 9'5 (4.60m x 2.87m)

Bedroom 2: 12'2 x 9'2 (3.71m x 2.80m)

Bedroom 3: 9'3 x 7'11 (2.82m x 2.41m)

Cloakroom

OUTBUILDING

Utility Room

Garage

OUTSIDE

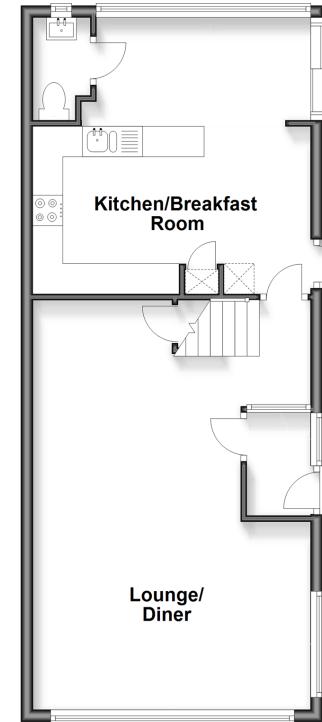
Front Garden

Rear Garden

Off Road Parking

Ground Floor

Approx. 52.7 sq. metres (567.1 sq. feet)



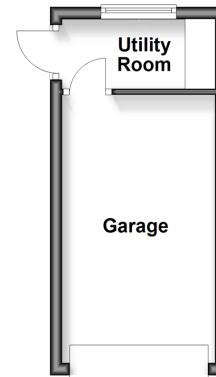
First Floor

Approx. 45.2 sq. metres (486.9 sq. feet)



Outbuilding

Approx. 14.4 sq. metres (154.9 sq. feet)



Call Folkestone - 01303 256505 ■ wardsofkent.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

EPC RATING: **C(74)** CURRENT: **C(74)** POTENTIAL: **C(80)**



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