



**OVER 60?**

Secure this property  
for up to **59% less!**

**Guide Price**  
**£220,000**

**Freehold**

3x  1x  2x 

**Dudley Road,  
Folkestone, Kent, CT19**

*Wards*  
Helping you move forwards





## Main features

- Prime East Cliff location close to the seafront, shops, and transport links
- Rear garden with potential
- Excellent renovation project
- Ideal for investors, or those looking to add value
- No onward chain

## Accommodation

### GROUND FLOOR

Hallway  
 Lounge: 11'6 x 10'10 (3.51m x 3.30m)  
 Kitchen/Dining Room: 14'1 x 11'2 (4.30m x 3.41m)  
 Bathroom: 6'1 x 5'9 (1.86m x 1.75m)

### FIRST FLOOR

Landing  
 Bedroom 1: 14'1 x 11'6 (4.30m x 3.51m)  
 Bedroom 2: 11'6 x 6'0 (3.51m x 1.83m)  
 Bedroom 3: 11'6 x 6'0 (3.51m x 1.83m)

### OUTSIDE

Front Garden  
 Rear Garden

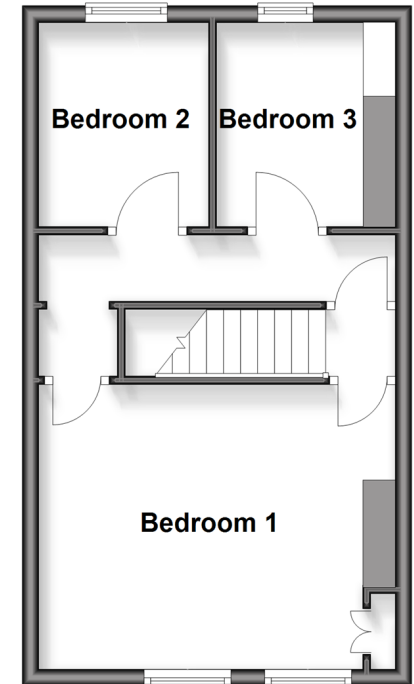
### Ground Floor

Approx. 41.4 sq. metres (446.1 sq. feet)



### Split Level First Floor

Approx. 34.0 sq. metres (366.4 sq. feet)



**Call Folkestone - 01303 256505 ■ [wardsofKent.co.uk](http://wardsofKent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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