



1 Lewis Road  
Hawkinge, Folkestone, CT18 7SE  
£230,000 NO CHAIN

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# 1 Lewis Road

## Hawkinge, Folkestone

This is a light and airy freehold Coach House with two double bedrooms, separate utility area within the integral garage and driveway parking to the front.

### Situation

Lewis Road is located within a development namely, Liberty Green constructed by Bovis Homes in the popular village development of Hawkinge. Close by are a number of walks and rides over surrounding countryside. The town of Hawkinge boasts a large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, two Primary Schools, Post Office and a new excellently equipped Care Home. Leisure and socialising activities within the town include Community Centre, Village Hall, Mayfly Restaurant, The Cook's Table Coffee Shop, the White Horse Public House, Cat and Custard Pot Public House, Indian and Chinese Take Away and several riding establishments. A frequent bus service runs to both the coastal port of Folkestone to the South and, to the North via the A2, the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London. The High Speed Rail Link is now fully operational reducing the travel time from Folkestone to London St Pancras via Ashford to some 53 minutes! Also within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

### The Property

This is a delightful modern Coach House originally constructed by Bovis Homes having the added benefit of a recently new boiler, front door, integral dishwasher and automatic washing machine. The accommodation consists of an enclosed stairwell that leads up to a good size sitting/dining room with a door off to a modern fully fitted kitchen with matching wall and base units and as previously mentioned an integral dishwasher as well as a stylish built-in oven, hob and extractor. An inner

hall gives access to two double bedrooms, the master having built in wardrobes and there is a spacious family bathroom. The property has an integral generous size garage which has access to a useful utility and storage area plus driveway parking to the front. Viewing is highly recommended to appreciate the accommodation and security this Coach House offers.

### Services

All mains services are understood to be connected.

PLEASE NOTE: there are estate Charges of approx. £70.00 per annum as well as a maintenance charge of £60.00 per annum.

### Local Authority

Folkestone and Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

### Tenure

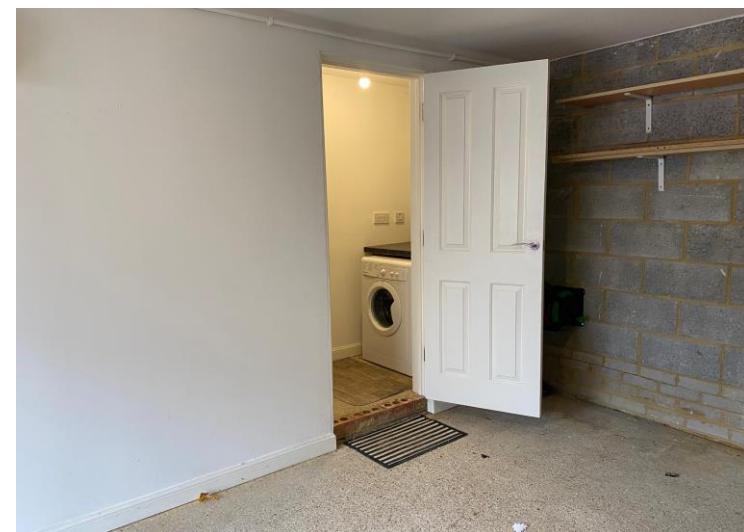
Freehold

**Current Council Tax Band: B**

**EPC Rating: C**

### Agents Note

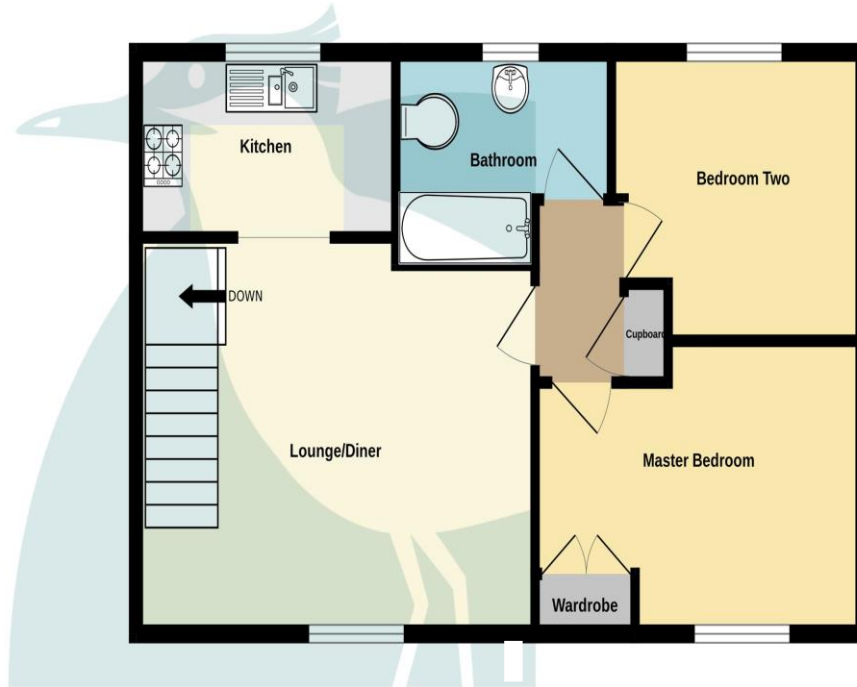
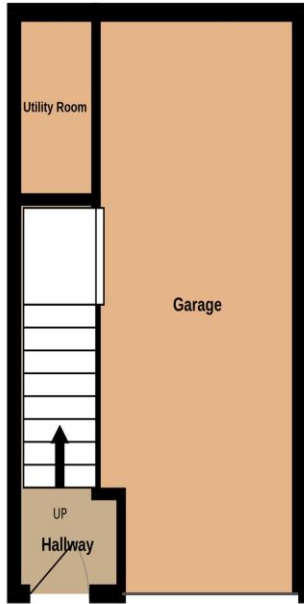
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 892000**

Ground floor  
215 sq.ft. (20.0 sq.m.) approx.

1st floor  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Sitting/Dining Room**  
16' 8" x 12' 4" (5.08m x 3.76m)

**Kitchen**  
10' 10" x 5' 9" (3.30m x 1.75m)

**Bedroom One**  
13' 8" x 9' 2" (4.16m x 2.79m)

**Bedroom Two**  
10' 6" x 9' 0" (3.20m x 2.74m)

**Bathroom**  
9' 0" x 6' 8" (2.74m x 2.03m)

**Garage**  
8' 6" x 18' 2" (2.59m x 5.53m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   c	75   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.