



149 Dolphins Road,  
Folkestone, CT19 5QA  
£475,000

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# 149 Dolphins Road

## Folkestone

A beautifully presented and meticulously maintained family home, offering spacious accommodation plus a large, landscaped rear garden.

### Situation

This property is ideally situated in a highly sought-after area of Folkestone, offering convenient access to a wide range of amenities, including excellent shopping, recreational, and educational facilities, along with the renowned Leas Promenade, which offers stunning views and direct access to the seafront and the vibrant Harbour area, known for its eclectic mix of arts, crafts, and dining experiences, being home to a variety of independent shops and eateries. The property is also well-connected, with the M20 motorway just a short drive away and mainline train services to London, including the high-speed link to St. Pancras via Ashford in just 63 minutes.

### The Property

This wonderful family home has been lovingly improved and meticulously maintained by the current owners over many years. Now, they feel it is time for another family to create their own cherished memories in this truly special place. The spacious and light-filled reception rooms flow effortlessly from one to the next, creating a warm and inviting atmosphere. The well-designed kitchen, positioned at the rear of the house, provides direct access to the beautifully landscaped gardens, while extensively fitted with matching units, it still offers ample space for a generous breakfast dining suite, making it a perfect gathering spot for the whole family.

Upstairs, there are four well-proportioned bedrooms, a family bathroom, and an additional cloakroom/WC. With its prime location and exceptional accommodation, this home is a must-see. Call us today to arrange your viewing!

### Outside

The stunning rear gardens have been thoughtfully designed, offering several areas of interest to enjoy throughout the seasons. Adjacent to the property, a covered patio area provides the perfect setting for year-round outdoor dining. A standout feature is the expertly constructed and meticulously maintained Koi Carp pond, complete with a fitted pump that creates the tranquil sound of gently running water, enhancing the dining experience. Beyond, the garden is predominantly laid to manicured lawn, beautifully complemented by a vibrant selection of colourful plants, mature trees, and shrubs, creating a picturesque and serene outdoor space.

### Services

All mains services are understood to be connected. Full gas fired central heating. UPVC Double Glazing.

### Local Authority

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

### Tenure

Freehold

### Current Council Tax Band: E

### 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.





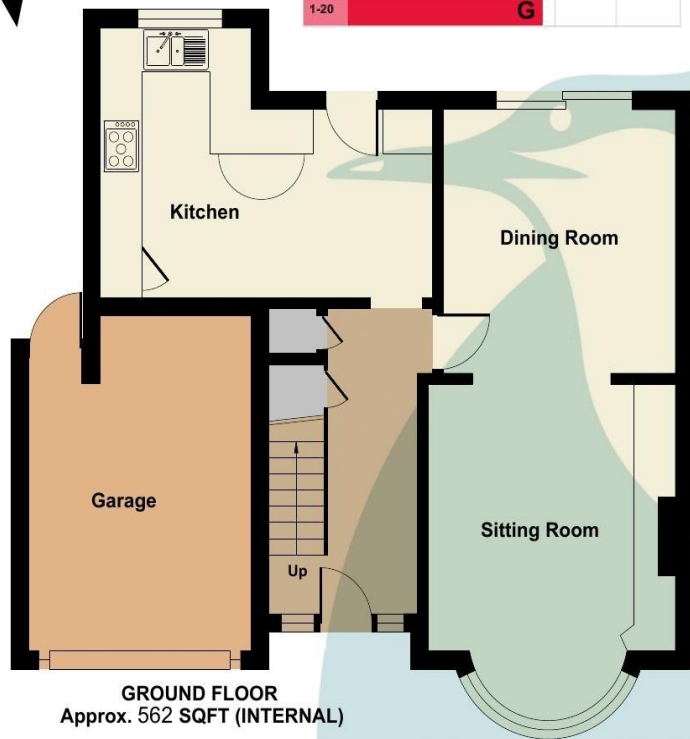
To view this property call Colebrook Sturrock on **01303 892000**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total Approximate Area = 1161 sq ft / 107.8 sq m  
 Garage= 151 sq ft / 14 sq m  
 Total = 1312 sq ft / 121.8 sq m  
 For identification only - Not to scale



## Entrance Hall

## Kitchen

15' 7" x 12' 0" (4.75m x 3.65m)

## Dining Room

11' 9" x 10' 8" (3.58m x 3.25m)

## Sitting Room

15' 0" x 11' 9" (4.57m x 3.58m)

## Upstairs Landing

## Bedroom One

15' 0" x 11' 6" (4.57m x 3.50m)

## Bedroom Two

11' 8" x 10' 10" (3.55m x 3.30m)

## Bedroom Three

10' 7" x 7' 2" (3.22m x 2.18m)

## Bedroom Four

7' 5" x 6' 8" (2.26m x 2.03m)

## Family Bathroom

7' 5" x 6' 8" (2.26m x 2.03m)

## WC

7' 5" x 4' 9" (2.26m x 1.45m)

## Integral Garage

15' 0" x 10' 5" (4.57m x 3.17m)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1249333

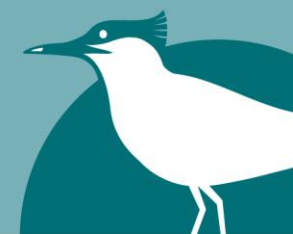
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

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