



30 Greenbanks
Lyminge, Folkestone, CT18 8HG
£425,000

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30 Greenbanks

Lyminge, Folkestone

An immaculate, modern extended four bedroom chalet bungalow with stylish open-plan living & ample parking.

Situation

Positioned in a quiet cul-de-sac, this home enjoys a peaceful setting while being within easy reach of the village's wide range of amenities. These include a post office, two general stores, pharmacy, two doctors' surgeries, a popular tea room, Chinese restaurant with takeaway, public house, hairdressers, barber, church, and a sought-after pre-school and primary school. The village also benefits from a community hall, sports field, bowls club, and library. Regular bus services run through the village centre, offering easy access south to Folkestone and the coastal town of Hythe, and north to the historic cathedral city of Canterbury. All three locations provide excellent shopping, leisure, and educational facilities, including top-performing Grammar and Independent Schools, as well as high-speed rail links to London St Pancras.

The Property

A much-improved and extended chalet-style bungalow offering versatile accommodation and stylish open-plan living. Beautifully presented throughout, with oak flooring running through most of the ground floor, creating a seamless flow between rooms. The spacious sitting room at the rear is double aspect, with patio doors opening to the garden. A large dining room with woodburner opens into the extensively fitted kitchen, forming a fantastic family living space. A wide reception hall, two ground floor bedrooms, and a modern bathroom complete the ground level. Upstairs are two further bedrooms and an en suite shower room.

Outside

The rear garden is fully enclosed, mainly laid to lawn with colourful borders, two sheds, and a generous paved patio area. The front provides ample off-road parking for multiple vehicles. This is a superb family home, thoughtfully extended and designed to encourage modern, sociable living in a stylish and comfortable setting.

Services

All main services are understood to be connected.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: C

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

Total Approximate Area = 1181 sq ft / 109.7 sq m

For identification only - Not to scale



FIRST FLOOR
Approx. 345 SQFT (INTERNAL)



GROUND FLOOR
Approx. 836 SQFT (INTERNAL)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1344741

Reception Hall

9' 3" x 7' 6" (2.82m x 2.28m)

Kitchen

8' 7" x 7' 9" (2.61m x 2.36m)

Dining Room

17' 5" x 14' 4" (5.30m x 4.37m)

Sitting Room

15' 10" x 11' 8" (4.82m x 3.55m)

Family Bathroom

7' 9" x 5' 5" (2.36m x 1.65m)

Bedroom Three

14' 3" x 9' 2" (4.34m x 2.79m)

Bedroom Four

9' 5" x 8' 0" (2.87m x 2.44m)

First Floor Landing

Bedroom One

17' 9" x 9' 9" (5.41m x 2.97m)

Bedroom Two

11' 6" x 9' 3" (3.50m x 2.82m)

En-Suite Shower Room

9' 2" x 2' 11" (2.79m x 0.89m)

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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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