



20 Pelham Gardens Folkestone Kent CT20 2LE
Guide £975,000

colebrooksturrock.com





20 Pelham Gardens

Folkestone Kent CT20 2LE

An impressive property situated in a prime location in the heart of Folkestone's West End.

No Chain.

Situation

The property is situated in the highly desirable West End of Folkestone, an area renowned for its excellent schools, including boys' and girls' grammar schools, as well as the high-performing Sandgate Primary School. Residents can enjoy pleasant walks along The Leas promenade, which offers stunning views of the English Channel towards France. Paths from The Leas lead down to long stretches of shingle beach and the nearby restored Harbour Arm, which features a champagne bar, restaurants, and live music.

Commuting is convenient with Folkestone West station just a short level walk away, providing High-Speed rail services to London St Pancras in under an hour on HS1. The nearby M20 motorway connects to the rest of Kent, and the Eurotunnel in Cheriton provides easy access to France and the Continent.

The Property

Nestled on a wide level corner plot, this property boasts generously proportioned and thoughtfully arranged accommodation, recently redecorated with new carpets throughout.

Upon approaching the front entrance you are welcomed by a wide covered entrance leading into an entrance hall featuring a built-in double coat cupboard, an under stair cupboard and attractive parquet flooring that extends into the dining room and study. Additionally, there is a ground floor cloakroom with a WC. The expansive living room, stretching from the front to the rear of the house, is a delightful space featuring a fully working brick faced open fireplace and access to a half-brick,

half-glazed conservatory that overlooks the beautiful garden. From the hallway a study is situated at the front of the house while a separate dining room at the rear offers dual access to both the hallway and the kitchen. The kitchen is well equipped with a range of matching base and wall cupboards, roll-top work surfaces, an integrated eye-level double oven/grill and a fridge, all with a view of the garden. The kitchen also leads to a utility room with a stainless steel sink/drainer, built-in cupboards, an airing cupboard with a hot water cylinder, a large storage cupboard, and a floor standing gas boiler. There is also a personal door to the double garage.

Ascending to the first floor a spacious and bright landing with a loft hatch provides access to a boarded and fully insulated loft with a ladder and light. The first floor comprises four bedrooms, including a master bedroom with an en-suite bathroom featuring a coloured suite with a panelled bath, power shower, vanity wash hand basin, and low-level wc. Three of the bedrooms have built-in double wardrobe cupboards.

A family bathroom is also located on the first floor completing this splendid home.

Outside

The front garden features a spacious lawn bordered by flower beds and a large paved driveway, providing ample parking. There is also an integral double garage with electric roller doors.

The rear garden is beautifully landscaped with a well maintained lawn, mature shrubs and fruit trees, offering a high degree of privacy and seclusion.

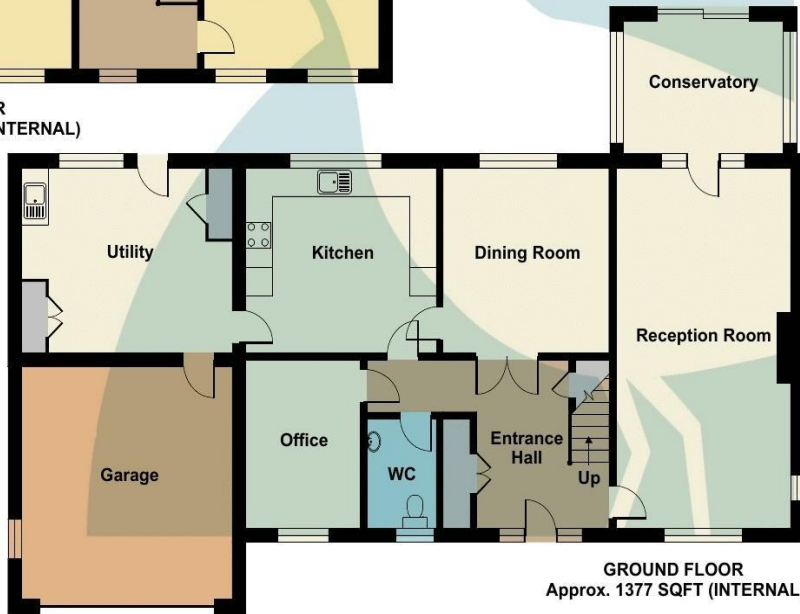


To view this property call Colebrook Sturrock on **01303 260666**

Total Approximate Area = 2403 sq ft / 223.2 sq m
 Garage = 255 sq ft / 23.7 sq m
 Total = 2658 sq ft / 246.9 sq m
 For identification only - Not to scale



FIRST FLOOR
 Approx. 1026 SQFT (INTERNAL)



GARAGE
 Approx. 255 SQFT (INTERNAL)

GROUND FLOOR
 Approx. 1377 SQFT (INTERNAL)



- Reception Room**
25'2 x 12'11 (7.68 x 3.94)
- Dining Room**
12'11 x 12' (3.94 x 3.66)
- Conservatory**
12' x 9'4 (3.66 x 2.84)
- Kitchen**
13'11 x 12'11 (4.24 x 3.94)
- Utility**
15'7 x 12'11 (4.75 x 3.94)
- Office**
11'11 x 8'5 (3.63 x 2.57)
- Garage**
16'4 x 15'8 (4.98 x 4.78)
- Water Closet**
7'7 x 5'6 (2.31 x 1.68)
- Bedroom one**
17'7 x 14'10 (5.36 x 4.52)
- Bedroom two**
12'11 x 12'8 (3.94 x 3.86)
- Bedroom three**
14'3 x 12'11 (4.34 x 3.94)
- Bedroom four**
11'1 x 9'1 (3.38 x 2.77)
- En Suite**
10'1 x 6'11 (3.07 x 2.11)
- Bathroom**
10'1 x 7'10 (3.07 x 2.39)

Services

We understand all main services are available. There is also solar power fitted which is connected to the electrical supply (not hot water). Under the Estate Agents Act 1979 we have a duty to inform any potential purchasers of this property that the Vendor is an employee of Colebrook Sturrock.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: G

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.

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1128997



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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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