



Gwynfa Nishma, 103 Bouverie Road West Folkestone Kent CT20 2LD  
Guide £795,000

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# Gwynfa Nishma

103 Bouverie Road West Folkestone

An impressive detached family home arranged over three floors in the much favoured West End.

## Situation

Folkestone is a charming and historic seaside town, renowned for its maritime heritage and elegant Victorian architecture. At the heart of the town lies the picturesque Old High Street, a winding lane filled with independent boutiques, art galleries, and inviting cafés. This vibrant area leads to the Harbour Arm, a revitalised promenade offering panoramic sea views, an eclectic mix of eateries, and dynamic street food options. Positioned in the highly sought-after West End, residents enjoy direct access to The Leas—a scenic clifftop promenade boasting breathtaking views across the English Channel towards France. From The Leas, well-maintained footpaths lead down to the expansive shingle beach known as the Riviera. To the west, the coastal village of Sandgate adds further charm with its antique shops, stylish boutiques, cosy restaurants, and a thriving sailing club. Folkestone's town centre provides a wide range of amenities, including highly regarded grammar and primary schools, making it ideal for families. Leisure opportunities abound, with sailing, rowing, cricket, and golf all readily available along the coast. Excellent transport connections further enhance Folkestone's appeal. Folkestone West railway station, just a short level walk away, offers High Speed rail services to London St Pancras in as little as 53 minutes. Additionally, the nearby M20 and Channel Tunnel Terminal provide swift access to the national motorway network and continental Europe.

## The Property

Gwynfa Nishma, aptly named as it translates to Paradise, is a generously proportioned family home arranged over three floors, located in the highly sought-after West End. Known for its wide, open avenues and impressive detached residences, this

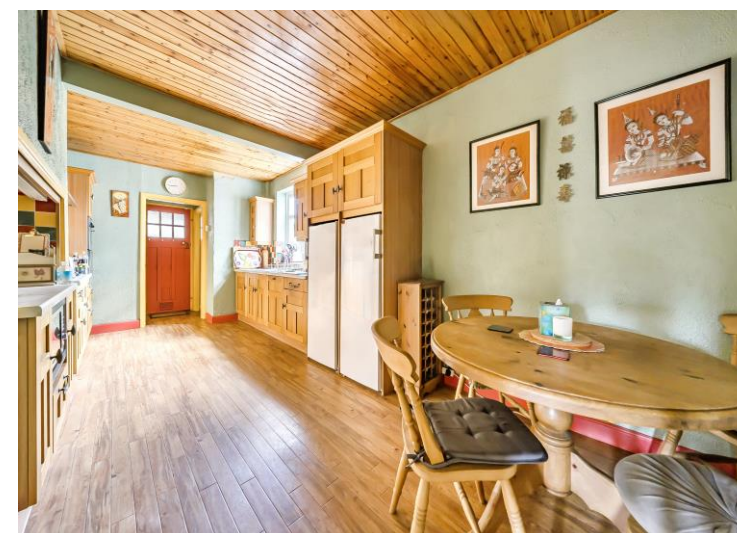
desirable location provides an ideal setting for this substantial property. Offered to the market chain-free, the home presents excellent potential for modernisation and refurbishment, making it a superb opportunity for buyers looking to personalise a spacious family residence. The ground floor comprises an entrance vestibule with access to a cloakroom, leading into a welcoming hallway. At the front of the property is a cosy snug featuring an attractive bay window. To the rear, an extended L-shaped lounge and dining area enjoys a triple aspect and opens onto the south-facing garden through sliding patio doors, creating a light-filled and versatile living space. The kitchen/breakfast room is fitted with an extensive range of wooden cabinetry and integrated cooking appliances. A side lobby provides access to two useful recessed areas one housing the gas boiler and plumbing, the other offering built-in shelving and storage. The first floor hosts four well-proportioned bedrooms, a shower room, and a separate cloakroom. On the second floor, there are two additional bedrooms, a second bathroom with a matching suite, and access to a large walk-in attic storage space.

## Outside

A block-paved driveway provides ample off-road parking, featuring a raised central island that forms an attractive carriage-style layout and offers access to the integral garage, which also connects directly to the main hallway.

A covered side walkway leads to the rear garden – a true suntrap thanks to its southerly aspect. This private outdoor space includes a discreet paved patio and a well-maintained lawn, all enclosed by mature privet hedging and complemented by a variety of shrubs and bushes.





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



Total Approximate Area = 2624 sq ft / 243.7 sq m (includes garage / exclude lean to)

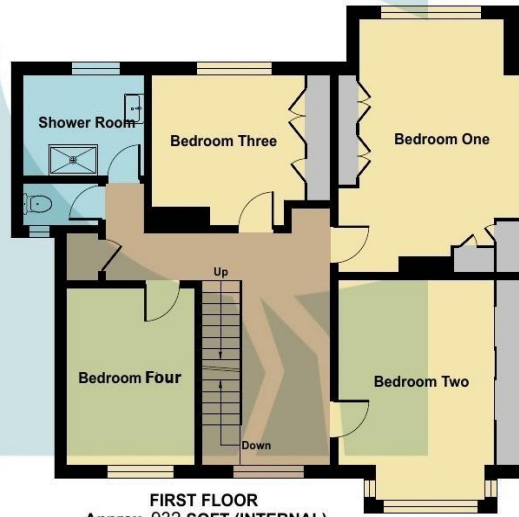
For identification only - Not to scale



**GROUND FLOOR**  
Approx. 1225 SQFT (INTERNAL)



**SECOND FLOOR**  
Approx. 467 SQFT (INTERNAL)



**FIRST FLOOR**  
Approx. 932 SQFT (INTERNAL)

**WC**  
4'7" x 4'7" (1.46 x 1.46)

**Living/dining room**  
25'1" x 17'7" (7.65 x 5.37)

**Sitting room**  
13' x 12'3" (3.96 x 3.73)

**Snug**  
13' x 12'11" (3.96 x 3.93)

**Lean to**  
25' x 10'3" (7.63 x 3.13)

**Kitchen**  
20'2" x 8'9" (6.15 x 2.66)

**Garage**  
15'5" x 9'1" (4.69 x 2.76)

**Bedroom One**  
17' x 13' (5.17 x 3.97)

**Bedroom Two**  
13' x 12'2" (3.96 x 3.72)

**Bedroom Three**  
12'8" x 10'3" (3.87 x 3.12)

**Attic store room**  
12'6" x 5'1" (3.82 x 1.54)

**Bedroom Four**  
11'6" x 9'4" (3.50 x 2.84)

**Bedroom Five**  
11'11" x 8'8" (3.64 x 2.65)

**Bedroom Six**  
10' x 8' (3.05 x 2.44)

**Shower Room**  
8'8" x 6'7" (2.64 x 2.00)

**Bathroom**  
8'4" x 7'7" (2.54 x 2.34)

## Services

All main services are understood to be connected.

## 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: D

## 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		70 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1329236

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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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