



42 Kingsnorth Gardens Folkestone Kent CT20 2QP
Guide £825,000

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42 Kingsnorth Gardens

Folkestone CT20 2QP

A handsome Victorian home with rich period detail and versatile accommodation.

Situation

An attractive Victorian semi detached property located opposite the well maintained and planted Kingsnorth ornamental gardens, an oasis in the suburbs and also conveniently located for educational facilities to include the highly recommended Sandgate Primary School and both Boys and Girls Grammar Schools. Slightly further afield is Folkestone Harbour and regenerated Harbour Arm which enjoys a bustling atmosphere with many pop up restaurants. The Old High Street within the creative quarter has many charming cafes and eateries, whilst fine dining can be found at the renowned Rocksalt restaurant, with its views over the harbour.

For commuters, the HS1 rail link from Folkestone West and Folkestone Central to London St Pancras are within walking distance, whilst the M20 motorway can be found on the outskirts of town, placing Ashford and beyond within easy reach. The Channel Tunnel terminal is just a short distance away by car, providing frequent access to the Continent.

The Property

Dating from 1890, this elegant semi-detached Victorian residence is rich in original architectural detail and timeless character. A striking stained-glass entrance, full-height window, and intricate mosaic tiled hallway set the tone on arrival, complemented by a carved hardwood staircase and a wealth of period fireplaces, ceiling mouldings, sash windows, and panelled doors.

The ground floor offers a grand entrance hall, a light-filled open plan kitchen and dining room with pantry and bay window, and a separate living room

with panelled ceiling and fireplace, opening to a charming loggia. A study and a flexible additional room—currently a successful Airbnb suite with independent access—provide ideal options for home working, guest accommodation, or income potential. A large cellar adds scope for storage or conversion.

Upstairs, generous bedrooms enjoy park views and original features, including fireplaces and sash windows.

The upper floors include further bedrooms, bathrooms, and a spacious attic with Velux windows, perfect as a studio or playroom. Spanning four levels, this distinctive home combines beautifully preserved Victorian craftsmanship with versatile living spaces, all within view of Kingsnorth Gardens Park.

Outside

The front garden is attractively enclosed by period style painted iron railings and features a neat lawn with a stone pathway leading to a secure side gate. Flowering shrubs add a splash of seasonal colour.

To the rear, the garden offers a generous stone patio that wraps around the back of the house, ideal for outdoor dining and entertaining. There are well-maintained flower borders, two outdoor water taps, and a level lawn providing a pleasant green space.

We are advised that hourly on-street parking is available, with residents eligible to purchase a year-round permit, which also includes provision for visitor parking.



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

42 Kingsnorth Gardens, Folkestone



Services

We understand all main services are connected.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: F

EPC Rating: E

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		77 C
55-68	D		
39-54	E	50 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.

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