



14 Audley Road Folkestone Kent CT20 3QA
Guide £775,000

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14 Audley Road

Folkestone Kent CT20 3QA

First time on the market in over 50 years, a detached family home in the popular West End close to HS1 train link.

Situation

An attractive character property located in the desirable West End of Folkestone 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 to London St Pancras is 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

This charming 1930s family home, ideal for families and commuters, offers spacious accommodation with original features including sash windows, fireplaces, and internal doors, plus a large, well-maintained garden.

Entered via a small porch, the welcoming hall leads to a sitting room with original fireplace and a separate dining room featuring an oak fireplace and French doors to the rear garden.

The open-plan kitchen/breakfast room has a good range of storage cupboards, a breakfast bar, glass display cabinet, and garden views. A back door opens to a covered storage area.

A rear lobby provides understairs storage and access to a shower room with WC.

Upstairs, a balustraded staircase leads to a spacious landing with loft hatch and airing cupboard. There are four generous bedrooms, most with original fireplaces; the rear rooms overlook the garden. A family bathroom and separate WC complete this level.

Outside

To the front, a paved driveway leads to a single garage with power and light. A side gate provides access to the rear garden. The front garden is laid to lawn with mature shrubs and flower borders.

The rear garden is a true highlight—extensively planted and beautifully maintained over the years. A wide paved patio spans the rear of the house, opening onto a large, level lawn bordered by mature shrubs, flowering plants, and fruit trees. A pergola divides the garden into two areas, beyond which lies additional lawn, more fruit trees, a greenhouse, and a vegetable plot.

The total plot measures approximately 0.23 acres.

Services

We understand all main services are installed.



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

Total Approximate Area = 1948 sq ft / 180.9 sq m (includes garage)

For identification only - Not to scale

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: 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		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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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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