



Darnley Close/adjoining 12 Southernwood Rise, , Folkestone,

Offers In The Region Of £250,000



Darnley Close/adjoining 12 Southernwood Rise, , Folkestone, Kent, CT20 3NR

DESCRIPTION

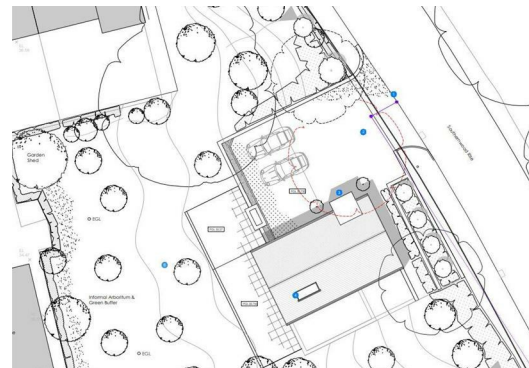
Hunters are pleased to offer for sale an exciting opportunity to purchase this parcel of land with the benefit of planning. Application Number: Y19/0762/FH - Proposal: Erection of a two storey dwelling with associated vehicle access and landscaping. It comes with conditional Planning permission, structural surveys and technical drawings all complete, making it an ideal opportunity for either developer or self builder. The house design is unique with extensive landscaping potential to make the garden as beautiful as the indoor space.

The coastal village of Sandgate is a short walk and famous for its antique shops, local shops, restaurants as well as the beach front where you can enjoy miles of beautiful coast line. The nearby Anscombe Park is a haven for natural wildlife, Henry VIII restored Sandgate Castle on the seafront together with a Napoleonic Martello Tower, all of which adds character and history to the village of Sandgate. Folkestone is also easily reached, which offers a wider range of facilities, along with the Folkestone Leas, also famous for its Victorian water lift, and bandstand.

There is a good choice of local primary schools including Sandgate Primary and Harvey Grammer school for boys and the Folkestone School for Girls.


Recreation facilities, include a sports centre, swimming pools, football, bowls and cricket, there is a good choice of local golf courses, and fishing and water sports can be found along the coast and Royal Military Canal.

Transport links for the M20 linking into the A2/M2, M25 and other motorway networks. The high-speed train operates from Folkestone Central, and Folkestone West into London St Pancras in less than an hour. Eurotunnel at Cheriton and the Port of Dover both provide cross channel services.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact folkestone@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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