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Dyke Road, Folkestone

Offers In Excess Of £380,000



NO ONWARD CHAIN. This charming, characterful four-bedroom family home is a stone's throw away from Folkestone's vibrant harbour, sandy beach and the renowned Rocksalt restaurant and comes complete with off road parking, large master bedroom with en-suite bathroom and sunny rear garden. It has recently been redecorated and restored throughout to a high quality and is a striking, homely and comfortable house that is double glazed throughout.

The ground floor of the property features a comfortable lounge with working wood burning stove and exposed brickwork. The lounge leads through to a good-sized kitchen with plenty of space for a 6-person table and multiple cupboards and storage, including access to a cupboard under the stairs. At the back of the kitchen is a large utility room with plumbing for a washing machine, sink and downstairs toilet.

The middle floor of the property features three good sized bedrooms, all decorated to a high standard, one of which has a large walk in cupboard space too. The master bathroom is also on this floor which has again recently been redecorated to a high standard.

The master suite is situated on the top floor of the property, which spans the full length of the house, and is incredibly spacious. It is currently configured as a 'family room' with a king size and double bed in the room, without losing a feeling of spaciousness. The suite also includes a WC and shower.

The outside area has everything your family will need from space to play and space to entertain plus a built in BBQ, particularly in those summer months, with plenty of room to sit out in privacy enjoying the sunshine. The garden also benefits from a large summer house which could be used as a home office if necessary. There are also 2 watertight storage spaces for garden furniture cushions, etc.

Buy To Let Option

The property has been running as a successful 3-bedroom short term holiday let for the last 2 years, with the master bedroom having been kept locked and private. The property has had high occupancy rates, and has yielded up to £5,600 a month (average £2,200 a month) before expenses and reductions. There are few properties like this available in Folkestone for short term stays, and so it continues to have a high appeal.

Situated in the desirable Harbour area of Folkestone with excellent access to the exciting and vibrant Harbour arm, Rocksalt Restaurant and creative quarter to the cobbled streets of The Old High Street which is a popular place to visit. The town centre is within walking distance as is one of the town's mainline train stations that provides a frequent high-speed service into London St. Pancras under an hour.

Services - Mains water, gas, electricity and sewerage
Heating - Gas central heating
Broadband - Average Broadband Speed 13mb to 1000mb
Mobile Phone coverage - Good
Flood Risk - Very Low



- NO ONWARD CHAIN
- FOUR BEDROOM MID TERRACE
- SITUATED WITHIN 5 MINUTES OF THE HARBOUR
- EN SUITE AND FAMILY BATHROOM
- MODERN KITCHEN/DINING ROOM
- UTILITY AREA WITH CLOAKROOM
- ENCLOSED GARDEN WITH SUMMER HOUSE
- DRIVEWAY OFFERING PARKING
- DOUBLE GLAZED AND GAS CENTRAL HEATING
- MAKES AN IDEAL AIR B & B

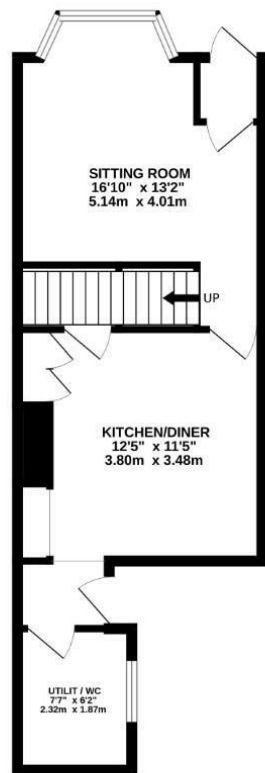




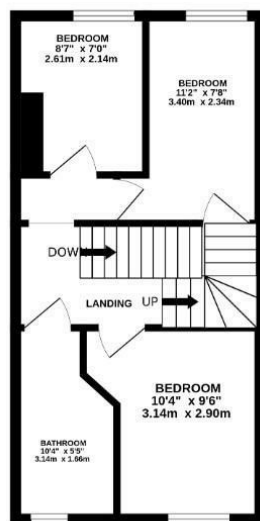




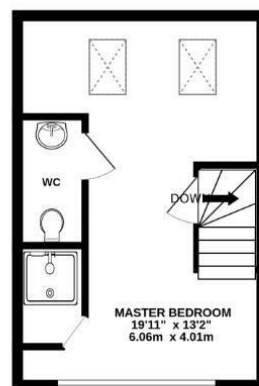
GROUND FLOOR



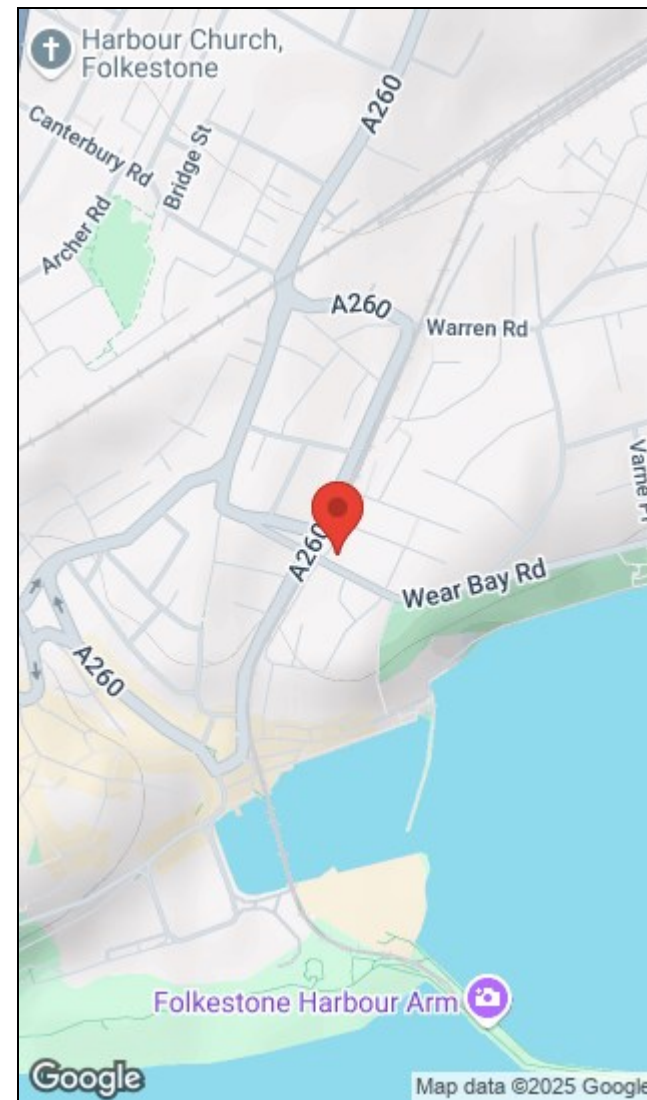
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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