



**Guide Price**  
**£325,000**

**Freehold**

3x  1x  1x 

**Old Dover Road,  
Capel-Le-Ferne,  
Folkestone, Kent, CT18**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Stunning sea views
- Low maintenance rear garden
- Spacious lounge/diner
- Modern kitchen and bathroom
- Garage and balcony

## Accommodation

### GROUND FLOOR

- Entrance Hall
- Downstairs Cloakroom
- Lounge/Diner: 20'2 x 13'2 (6.15m x 4.02m)
- Kitchen: 13'1 x 12'5 (3.99m x 3.79m)

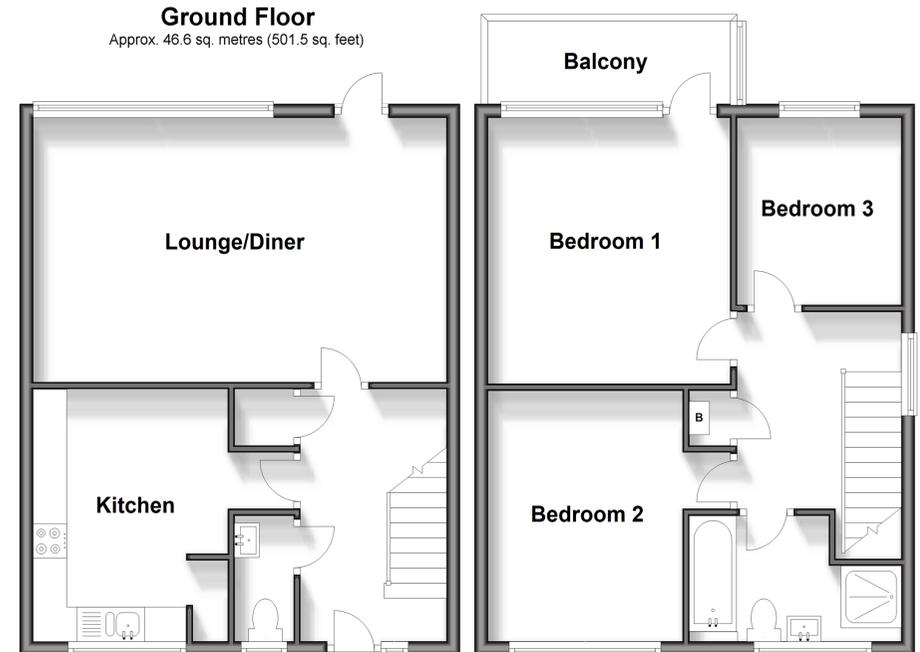
### FIRST FLOOR

- Landing
- Bedroom 1: 12'9 x 11'8 (3.89m x 3.56m)
- Balcony
- Bedroom 2: 11'9 x 9'5 (3.58m x 2.87m)
- Bedroom 3: 8'0 x 7'5 (2.44m x 2.26m)
- Bathroom

### OUTSIDE

- Garage
- Off Road Parking
- Front Garden
- Rear Garden

**First Floor**  
Approx. 46.6 sq. metres (501.5 sq. feet)



Call Folkestone - 01303 256505 ■ [wardsfolkent.co.uk](http://wardsfolkent.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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