



38 MOREHALL AVENUE, FOLKESTONE

Guide Price: £325,000 - £350,000

A Former Church Hall benefitting from F1 use or planning permission for a 3 Bedroom Bungalow approximately 1,215 sq. ft.

The property is well located for the shopping and recreational amenities of Cheriton.

26/0052/FH - Approval Granted



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38 Morehall Avenue Folkestone CT19 4EF

**Planning Approval , Good Position , 3 Bed Bungalow ,
GDV - £450,000 , 26/0052/FH**

Description

The property is situated in a residential area just off Cheriton Road (B2064) which has shops including KFC, Morrisons and a number of independent retailers in close proximity. Parking is readily available outside the property.

The property is based in Cheriton within walking distance to Folkestone West train station which has direct links to London St Pancras within 56 minutes on HS1. The Port of Dover is approx. 9 miles east with links to the continent.

This unique property comprises a former church hall building situated on Morehall Avenue in Folkestone which has approval for a 3 bedroom bungalow. Providing approximately 1,215 sq. ft. of internal space, it features a large open-plan hall alongside ancillary rooms, including two kitchens and WC facilities.

The property is carpeted and benefits from a suspended ceiling with electric heating.

Positioned on a prominent corner plot with a gated front courtyard, the property offers excellent visibility and convenient access to local amenities. Retaining many original character features, it presents great potential for a range of uses, making it ideal for continued religious, educational, or alternative commercial purposes.

Planning Permission The Property has planning approval for a 3 bedroom bungalow with a rear garden under 26/0052/FH

The site includes a gated front courtyard area. The building itself features a large open-plan hall with ancillary rooms, including kitchens and WC facilities. The proposal comprises internal layout changes to facilitate the use of the existing building for residential purposes. The rear portion of the roof would be removed to create an external amenity area.

The proposed dwelling would provide an open plan living, dining and kitchen area (26sqm) at the front of the building, with three bedrooms towards the middle and rear (12 sqm, 12sqm, 14.5sqm), and served by an external amenity space (front 5 sqm & rear 21 sqm). With an internal lobby of 11sqm, the total GIA would be 75.5sqm.

The summary of the proposed development is as follows:

- Three-bedroom residential unit
- External private amenity space
- Two cycle spaces
- Refuse and recycling storage space

The following would be provided:

- Creation of a spacious residential unit utilising the existing fabric of the building.
- Creation of amenity space through removal of rear roof section. Utilisation of both the rear yard and the front courtyard as private landscaped amenity space.
- Installation of new roof lights to provide natural daylight to the main open-plan living/kitchen area.

It is felt that the end GDV would be £450,000

Rateable Value: TBC (please contact Folkestone & Hythe District Council on 01303 853000 for further details)

Services: Electricity and Mains Water and Drainage are connected and are in situ.

Energy Performance Certificate: TBC

Viewing Strictly by appointment through Motis Estates Chartered Surveyors in Folkestone. 01303 212020 or commercial@motis-estates.com

SUBJECT TO CONTRACT (This firm operates a Complaints Handling Procedure, details of which are available upon request).

Tenure Freehold

Postcode CT19 4EF

Viewings Strictly by appointment only -
Property Reference MOTIS_008235

Opening Hours:

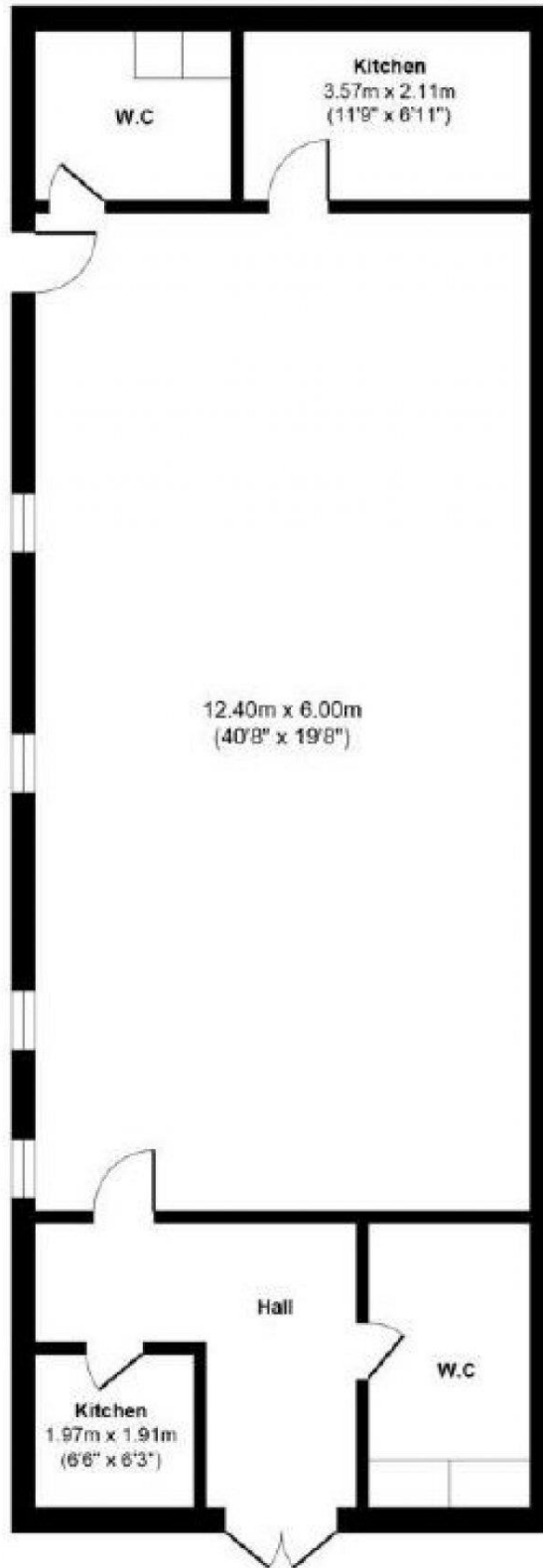
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00





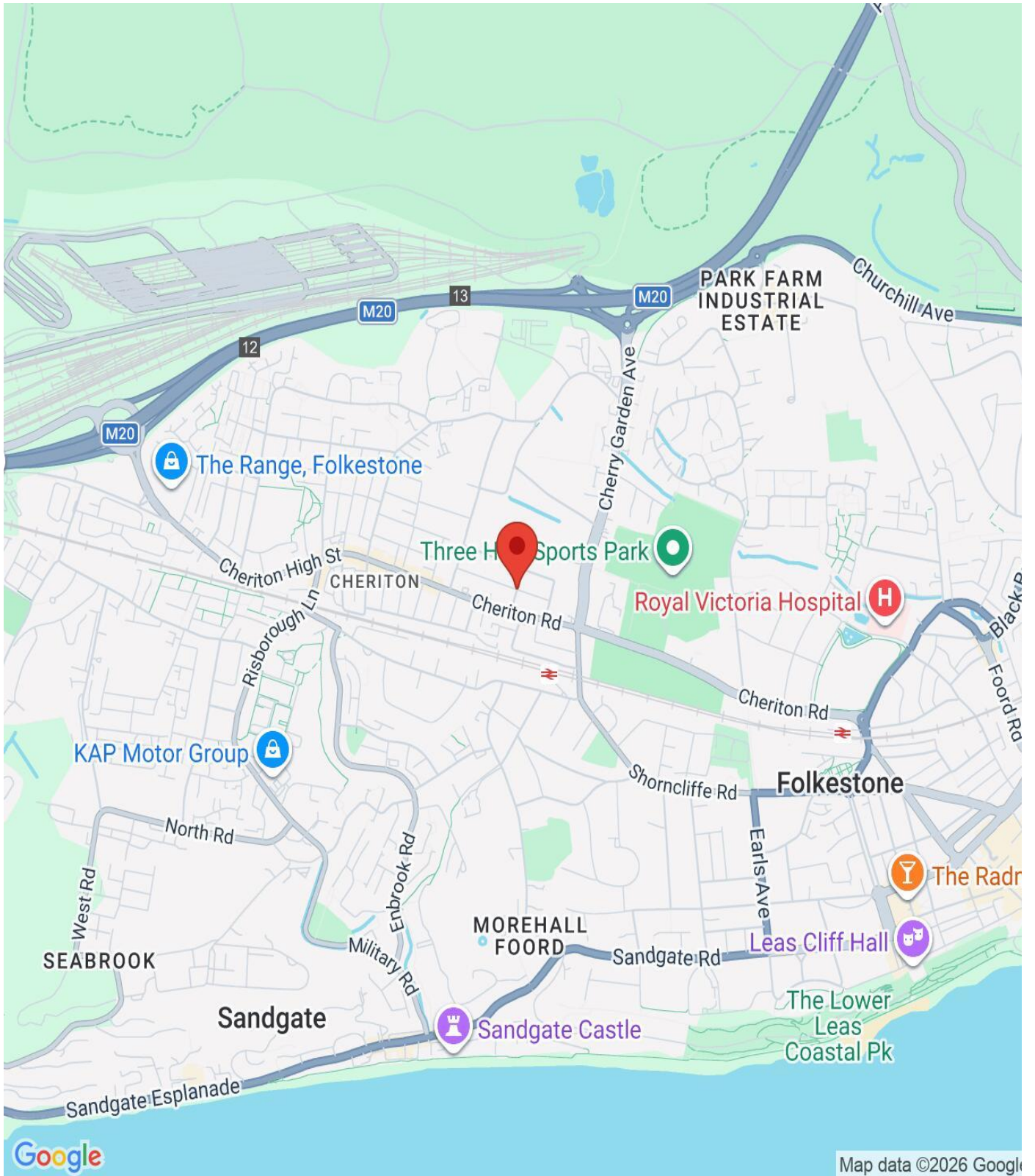




REF: AMP4373



Full Floorplan can be available on request.



IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.