



47 Station Road Lyminge Folkestone Kent CT18 8HQ  
Guide £335,000

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# 47 Station Road

Lyminge Folkestone CT18 8HQ

Semi-detached bungalow situated in the heart of Lyminge village.

## Situation

Lyminge offers an appealing blend of peaceful village living and everyday convenience making it a desirable place to call home.

An interesting range of amenities include local shops, post office, tea room, public house, health care facilities and well regarded school.

The village caters effortlessly to daily needs. It's strong sense of community is reflected in facilities such as the village hall, sports field, bowls club and library, while nearby transport links connect to the coastal towns, the historic City of Canterbury and further afield via the High Speed train and motorway links.

## The Property

This well presented semi-detached bungalow is ideally situated in the heart of the village offering comfortable and practical living throughout.

The accommodation includes an inviting entrance hallway, a bright living room with a charming wood burner and a well fitted rear kitchen with integrated cooking appliances.

There are two bedrooms, both with fitted wardrobes, with the rear bedroom enjoying access to a delightful conservatory overlooking the garden.

Additional benefits include double glazing, modern electric radiator panels supported by solar panels and a stylishly appointed shower room.

## Outside

Set back from the road is the long driveway with parking facilities, turning area and raised shingle space with selection of planting.

Double gates open to the side leading to an appealing well maintained rear garden on differing levels, with a beautiful summer house and selection of planting flower beds, fruit trees and panel fencing to the boundaries, providing a degree of privacy.

## Services

Main services of water, drainage and electric are fitted with solar panels backup.

## Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

## Tenure

Freehold

## Current Council Tax Band: C

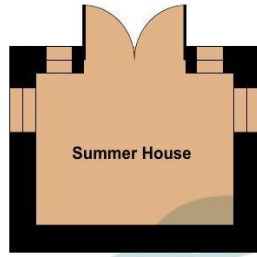
## EPC Rating: C

## 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.



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



**OUTBUILDING**  
Approx. 42 SQFT (INTERNAL)

Total Approximate Area = 733 sq ft / 68 sq m  
 Outbuilding = 42 sq ft / 3.9 sq m  
 Total = 775 sq ft / 71.9 sq m

For identification only - Not to scale



**GROUND FLOOR**  
Approx. 733 SQFT (INTERNAL)

- Living Room**  
17'1 x 11' (5.20 x 3.36)
- Kitchen**  
9'9 x 9' (2.97 x 2.75)
- Conservatory**  
9'8 x 9'7 (2.94 x 2.93)
- Summer House**  
7'7 x 5'6 (2.31 x 1.67)
- Bedroom One**  
13'1 x 11'1 (3.99 x 3.38)
- Bedroom Two**  
9'10 x 9'1 (2.99 x 2.76)
- Shower Room**  
6'5 x 5'6 (1.96 x 1.67)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Colebrook Sturrock 2014 Limited. REF: 1447641

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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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