



**OVER 60?**

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

**Guide Price**  
**£240,000**

**Freehold**

4x  1x  2x 

**Athelstan Road,  
Folkestone, Kent, CT19**

*Wards*  
Helping you move forwards





## Main features

- Chain free
- Split across three floors
- Lounge and dining room
- Short walk to local schools and amenities
- Excellent transport links with nearby high speed train services to London
- Easy access to town centre and beach

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge: 13'0 x 10'6 (3.97m x 3.20m)  
 Dining Room: 10'9 x 10'6 (3.28m x 3.20m)  
 Kitchen: 9'7 x 9'6 (2.92m x 2.90m)  
 Bathroom

### FIRST FLOOR

Landing  
 Bedroom 1: 13'5 x 10'10 (4.09m x 3.30m)  
 Bedroom 2: 13'5 x 8'6 (4.09m x 2.59m)

### SECOND FLOOR

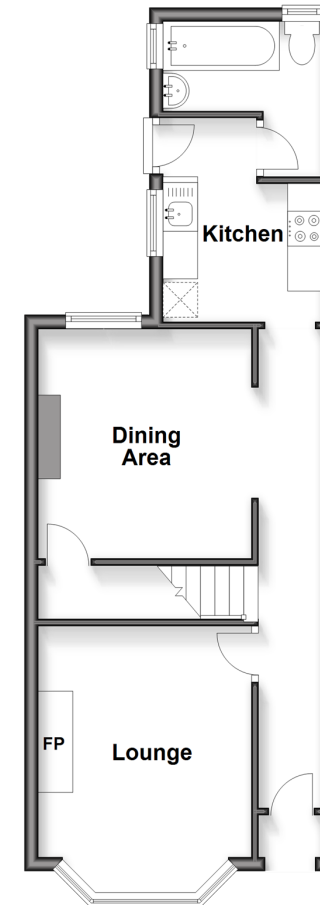
Landing  
 Bedroom 3: 13'5 x 8'5 (4.09m x 2.57m)  
 Bedroom 4: 13'5 x 8'6 (4.09m x 2.59m)

### OUTSIDE

Rear Garden

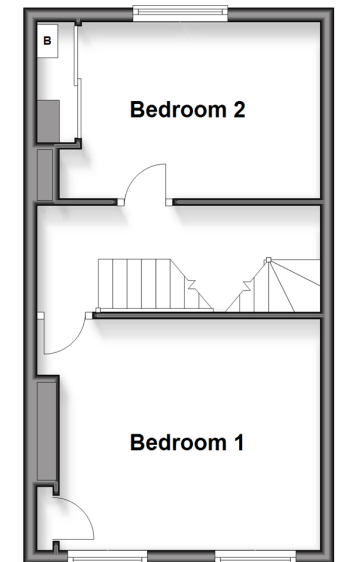
### Ground Floor

Approx. 41.5 sq. metres (446.9 sq. feet)



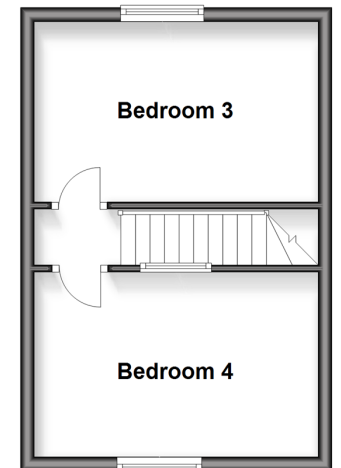
### First Floor

Approx. 31.0 sq. metres (334.2 sq. feet)



### Second Floor

Approx. 25.6 sq. metres (275.3 sq. feet)



**Call Folkestone - 01303 256505 ■ [wardsof Kent.co.uk](http://wardsof Kent.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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