



## Chilham Road

Folkestone CT19 4HG

- Mid-Terrace Residence
  - Two Bedrooms
  - Fitted Kitchen
- New Boiler Installed In 2022
- Excellent Transport Links
- Well Presented Throughout
  - Spacious Lounge/Diner
  - Modern Bathroom
- Close To Shops & Train Station
- Ideal For London Commuters

**Asking Price £279,995 Freehold**





Mapps Estates are delighted to bring to the market this well presented mid-terrace two bedroom residence conveniently located close to shops and amenities and within walking distance of Folkestone West train station for high speed access to central London. The accommodation comprises a reception hall, a spacious lounge/diner, and a fitted kitchen to the ground floor, and two bedrooms and a well-appointed modern bathroom with a bath and separate shower cubicle to the first floor. A new boiler was installed in 2022 and the property enjoys a rear garden. An early viewing comes highly recommended.

Located in the popular area of Cheriton, positioned within easy access to Folkestone West Train Station and the high street which offers a good selection of shopping facilities, amenities, primary and secondary schooling including grammar schools. The pretty coastal village of Sandgate is a short drive away and again offers a selection of shopping facilities, art galleries, antique shops, fashionable bars and restaurants. The Tesco superstore is within easy reach as is the M20 motorway and Channel Tunnel Terminal. Folkestone West train station is easily accessible and offers high speed rail services to London, St Pancras (approximately 50 minutes). Folkestone town centre is a short drive away and offers a wider range of shopping and leisure facilities, and pleasant walks along the Leas Promenade. The historic Cinque Port town of Hythe is approximately 15 minutes by car and offers a good selection of independent shops together with both Waitrose and Sainsbury's stores. The Royal Military Canal runs through the centre of the town and Hythe also enjoys an unspoilt seafront.

#### **Ground Floor:**

##### **Front Entrance**

Recessed arched front porch, composite front door with inset frosted double glazed panels and window over, opening to reception hall.

##### **Reception Hall**

With stairs to first floor, tile effect vinyl flooring, radiator, door to lounge/diner.

##### **Lounge/Diner 26'6 x 11'4 (max)**

Comprising living room and dining room areas, living room area (max width 11') with front aspect bay with UPVC double glazed windows and central tilt & turn window, fitted shelves and desk to chimney breast recesses, wood effect laminate flooring, radiator, opening to dining room area with rear aspect UPVC double glazed tilt & turn window, understairs store cupboard with light, consumer unit, gas and electric meters, wood effect laminate flooring, radiator, door and step down to kitchen.

### **Kitchen 13'7 x 8'**

With side aspect UPVC double glazed window, rear aspect UPVC double glazed window looking onto garden, UPVC frosted double glazed back door, range of wood store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink/drainer with mixer tap over, four ring electric ceramic hob with pull-out extractor fan over, fitted high level electric oven, space for fridge/freezer, space and plumbing for washing machine and dishwasher, tiled floor, radiator.

### **First Floor:**

#### **Split-Level Landing**

With loft hatch and fitted loft ladder (please note, a new Glow Worm gas-fired combination boiler was installed in the loft in October 2022), doors to bedrooms and bathroom.

#### **Bedroom 14'1 x 10'11**

With two front aspect UPVC double glazed tilt & turn windows, radiator.

#### **Bedroom 12'10 x 8'11**

With rear aspect UPVC double glazed tilt & turn window, radiator.

### **Bathroom 9'11 x 8'**

With UPVC frosted double glazed window, a modern suite comprising a panelled bath with mixer tap and tiled splashback over, large quadrant shower cubicle with rainfall shower, separate hand-held shower attachment and aquaboard panelling, fitted vanity unit comprising wash hand basin with mixer tap over set into shelf with store cabinets under and to side, WC with concealed cistern and shelf over, extractor fan, recessed shelves, wood effect flooring, chrome effect heated towel rail.

### **Outside:**

To the front is a small garden area with a picket fence and planted with shrubs; a brick block paved pathway leads to the front entrance. The rear garden is laid mostly to brick block paving with shrub borders to both sides and a central area laid to artificial grass. There is a tool shed, a water butt, a garden shed and a back gate opening to a shared alleyway.

### **Agent's Note:**

We have been advised by the seller that the property is entitled to two parking permits at a current cost of £45.00 a year each; temporary visitors' permits can also be purchased. Contact agent for more details.





Total area: approx. 79.9 sq. metres (859.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Mapps Estates Sales Office**

61 Tritton Gardens, Dymchurch,  
 Romney Marsh, Kent, TN29 0NA

**Contact**

01303 232637  
 info@mappsestates.co.uk  
<http://www.mappsestates.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.