



54 Lewis Road
Hawkinge, Folkestone, CT18 7SE
£295,000 NO CHAIN

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54 Lewis Road, Hawkinge, Folkestone

A Pentland Homes constructed two double bedroom modern home, offering stylish accommodation throughout, two allocated parking spaces and no chain.

Situation

The property is situated on Lewis Road, in the popular village of Hawkinge. This property enjoys a peaceful setting with easy access to countryside walks and bridleways. The village offers a wide range of amenities including Tesco Express, Lidl, GP and dental surgeries, two pharmacies, two primary schools, a Post Office, and a care home. Leisure options include a community centre, village hall, coffee shop, restaurants, local pubs, and various takeaways. A nearby bus stop provides regular services to Folkestone and Canterbury, both offering excellent shopping, education, and mainline rail links to London. The High-Speed service from Folkestone to London St Pancras via Ashford takes just 59 minutes. The property is also well located for road travel, with easy access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

The Property

This executive Pentland Homes property offers high-quality accommodation finished to an excellent specification throughout and is presented in immaculate decorative order.

The ground floor comprises a welcoming entrance hall with a ground floor cloakroom/WC, leading through to a superbly fitted kitchen with a comprehensive range of contemporary units and benefits from integrated appliances, including a gas hob, eye-level oven, integrated dishwasher and washing machine. Extending across the rear of the property is a spacious sitting/dining room, providing an excellent living and entertaining space with direct access to the garden. Underfloor heating can be found throughout the ground floor.

To the first floor are two generous double bedrooms, both benefiting from built-in wardrobes, along with a stylish and spacious family bathroom featuring both a separate shower cubicle and a bath.

Outside

Externally, the property enjoys a fully enclosed rear garden, designed for ease of maintenance, mainly laid to paving with attractive border beds, a rear gate provides access to the two allocated parking spaces.

The front garden is open-plan and neatly finished with attractive grey slate, enhancing the property's modern appearance.

This is a stunning home, ideal for buyers seeking quality, comfort and convenience, and is offered to the market with no onward chain. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

Services

All main services are understood to be connected to the property. Underfloor heating can be found throughout the ground floor.

Management and Estate Charges are applicable – please contact Colebrook Sturrock for further information.

Local Authority

Folkestone & Hythe District Council, 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 892000**

Total Approximate Area = 816 sq ft / 75.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2026. Produced for Colebrook Sturrock 2014 Limited. REF: 1401383

Entrance Hallway

16' 3" x 6' 5" (4.95m x 1.95m)

Kitchen

11' 10" x 8' 11" (3.60m x 2.72m)

Sitting/Dining Room

13' 11" x 13' 5" (4.24m x 4.09m)

WC

5' 7" x 3' 3" (1.70m x 0.99m)

Landing

10' 5" x 6' 7" (3.17m x 2.01m)

Master Bedroom

13' 11" x 10' 0" (4.24m x 3.05m)

Bedroom Two

13' 10" x 11' 0" (4.21m x 3.35m)

Bath/Shower Room

9' 11" x 6' 9" (3.02m x 2.06m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 80 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

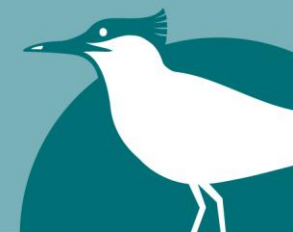
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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Walmer