



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£230,000**

**Freehold**

2x 1x 1x

**Dover Road, Folkestone,  
Kent, CT19**

*Wards*  
Helping you move forwards



## Main features

- Open plan lounge and dining area
- Good condition throughout
- Enclosed rear garden
- Summer house/home office space
- Close to the harbour and amenities

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge & Dining Area: 26'3 x 8'6 (8.01m x 2.59m) plus 26'3 x 16'7 (8.01m x 5.06m)

Kitchen: 9'8 x 8'4 (2.95m x 2.54m)

### SPLIT LEVEL FIRST FLOOR

#### Landing

Bedroom 1: 11'9 x 11'2 (3.58m x 3.41m)

Bedroom 2: 11'9 x 8'8 (3.58m x 2.64m)

#### Bathroom

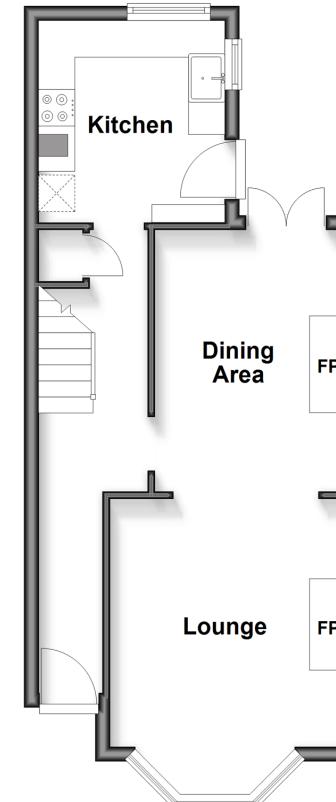
### OUTSIDE

#### Rear Garden

#### Summer House

### Ground Floor

Approx. 36.8 sq. metres (396.4 sq. feet)



### Split Level First Floor

Approx. 37.2 sq. metres (400.8 sq. feet)



Call Folkestone - 01303 256505 ■ [wardsofkent.co.uk](http://wardsofkent.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 59% less, by purchasing a Lifetime Lease



CURRENT:  
D(67)

POTENTIAL:  
C(79)



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