



FOUNDATION

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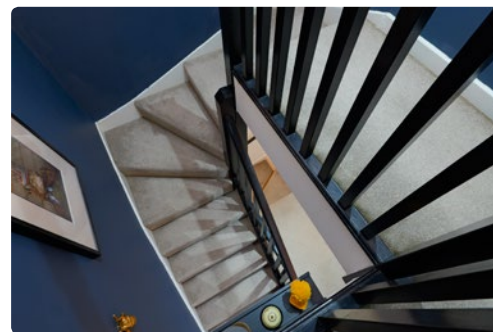
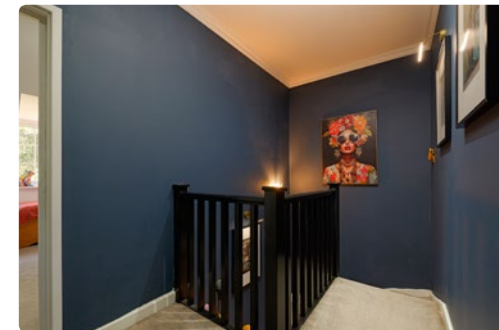
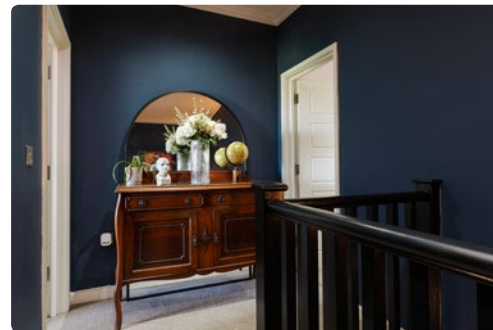
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2 The Terrace, 14, Cherry Garden Avenue, Folkestone, CT19 5LD

4 BEDROOMS | 2 BATHROOMS | 1 RECEPTION

Freehold



2 The Terrace, 14, Cherry Garden Avenue, Folkestone, CT19 5LD

- Striking Mid Terrace Three Storey Residence
- Almost 1400 Sq.Ft Of Spacious Accommodation
- Four Double Bedrooms & Two Bathroom
- Creatively Enhanced Throughout
- Long Driveway & Attractive Front Gardens
- Private Pretty Rear Garden
- Sought After Location in Folkestone West
- Near Train Station With Direct Links To London

SITUATION:

The arty seaside town of Folkestone is just a short walk away the regeneration has been underway for a few years now and involves everything from the new creative quarter, improved transport links and the huge redevelopment project along the seafront.

The Folkestone Triennial Festival, founded in 2008 happens every 3 years and draws international artists that exhibit their creativity around the town, many pieces have remained around Folkestone and bring attention from cultural tourists. There are regular sporting activities available in around the town and seafront including kayaking and stand-up paddle boarding.

The Coastal Park attracts runners, walkers, and cyclists as they take the paths through the landscaped gardens and along the promenade to Sandgate and Hythe. There is also the world's first multi storey skate park which has just opened in the centre of town,

the building itself is an architectural statement and was designed by Holloway studios, it also has a boxing gym, a climbing wall and bouldering room.

You can discover some of the best places to eat and drink along the Kent coast from delicious Argentinian street food to the renowned Dr Legumes vegan restaurant. The famous Rock Salt and the magical Lighthouse Champagne bar take prime position on the Harbour and the harbour arm, which the old high street within the colourful creative quarter is the perfect place to meander around a delightful array of independent boutiques, coffee shops and art galleries.

For those wanting to reach the continent, Folkestone to Calais can be achieved in 35 minutes via the Euro tunnel.



DESCRIPTION:

A spacious and beautifully presented four-bedroom mid terrace home, ideally situated in the sought-after area of Folkestone, within easy reach of Folkestone West Station and its excellent links to London.

Set back from the road, the property benefits from an allocated parking space together with additional visitor parking and offers over 1,400 sq ft of versatile and well-proportioned accommodation arranged over three floors.



The welcoming entrance hall with detailed panelling, leads through to a well-equipped kitchen, featuring an integrated oven, hob and dishwasher. To the rear, the impressive open-plan living and dining space provides ample room for both comfortable seating and a dining table, with doors opening directly onto the rear garden, creating a wonderful sense of connection between the indoor and outdoor spaces.

To the first floor there are two bedrooms and a well appointed family bathroom. The principal bedroom, positioned at the front of the property, benefits from its own en-suite shower room. The second floor provides two further generous double bedrooms, making this an exceptionally versatile home for families, guests or those requiring additional space to work from home.

The current owners have enhanced the property considerably, bringing a real eye for detail and individuality to the interiors. Bold colours, creative décor and distinctive design touches give the house a unique and welcoming character, whilst careful attention has also been given to the practical side of the property, including maintenance to the roof and other key elements to ensure the home is well maintained and runs efficiently.

With its generous proportions, flexible accommodation, private garden, parking and excellent transport connections, this is a stylish and individual family home that offers both character and modern practicality in a highly convenient Folkestone location.

OUTSIDE:

The attractive, enclosed rear garden features a patio accessed directly from the living room, with an aluminium pergola providing welcome shade over the seating area. Beyond, artificial lawn creates a practical space for children to play.

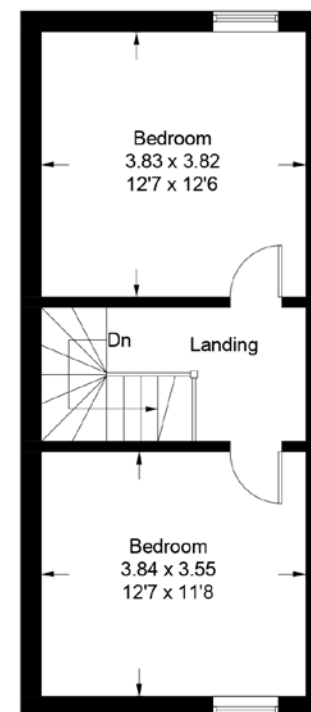
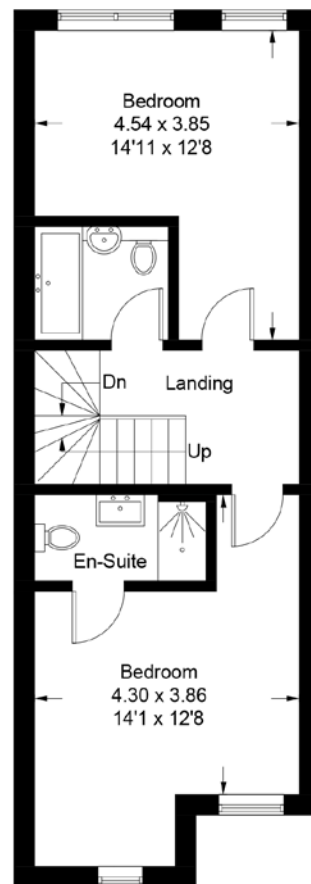
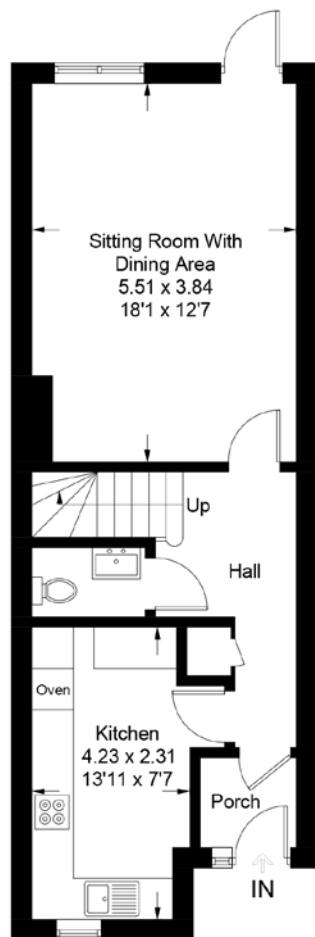
To the front, a long, tree-lined block-paved driveway creates an impressive sense of arrival, with a feeling of space and separation from Cherry Tree Garden Avenue. A generous expanse of lawn, established shrubs and mature trees provides further opportunity to enjoy the outdoors.











TOTAL FLOOR AREA: 1367 sq. ft (127 sq. m)



EPC RATING
B



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected

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