



3 The Parade
Folkestone | Kent | CT20 1SL

FINE & COUNTRY



Step inside

3 The Parade

This delightful late Victorian townhouse has been completely renovated and updated by the current owners, while still retaining charming period features that provide a special character. It is located in a quiet and peaceful cul-de-sac with residents parking, close to the artisan Creative Quarter. The property also provides views over the English Channel and has nearby access via steps to the seafront and the recently restored Harbour Arm.

It is approached via a pedestrian gate and a patterned block paved pathway leading to the porch with Pugin style floor tiles and the period front door. The property has immediate external appeal with its bay and sash windows, the mellow brickwork and chimneys. While internally the period features include high skirtings, dado and picture rails, coved ceilings, original wood flooring and staircase, period doors plus Georgian style shutters and fireplaces.

The front door opens into the entrance hall with stairs to the upper floors and immediate access to the impressive kitchen and dining/family area that is open plan with a seating area and a log burner adjacent to the bay window providing sea glimpses. The modern kitchen includes a large range cooker with a six ring gas hob, an American style fridge freezer and a dishwasher.

Steps lead down to the lower part of the ground floor and includes a corridor with five fitted double cupboards providing ample storage as well as a cloakroom/utility room. There is a charming study with three bi-fold doors to the rear terrace and additional storage cupboards.

On the first floor you will find two double bedrooms including the main with a bay window providing views over the harbour, while the next half landing has access to a delightful family bathroom with a large square bath and a double shower as well as a single bedroom.

The next floor includes a double bedroom and also features a charming lounge with a wall of fitted bookshelves and a fireplace with a log burner. It offers superb sea views and, on a clear day you can see across to France, but could always become another double bedroom. On the half landing leading to the top floor there is access to an excellent balcony where you can sit and enjoy views across the rooftops to the Folkestone Downs. While at the top of the house there is a shower room with a Velux window, a storage cupboard and two double bedrooms with partially vaulted ceilings. One includes an original fireplace and the other is currently in use as an office but this floor would make a great 'hideaway' for teenagers looking for a bit of independence.





Seller Insight

“ We moved here about eight years ago as we wanted a family home near the centre of town with easy access to the seafront. The property was in a dilapidated state when we bought it, so we gutted it from top to bottom, replacing all the electrics, heating and plumbing, fully redecorated and created a new kitchen and bathrooms. We installed hardwood double glazed sash windows and shutters, as we wanted to keep the original style while making the house warmer.

The location is ideal as we are in a cul-de-sac, so it's very quiet and safe for the children. The Bayle community has been very welcoming and has a lovely feel to it. We love being able to walk to all of Folkestone's restaurants and bars and can be on the beach in a matter of minutes. Between the Leas, the Harbour Arm, Folkestone Music Town and the Folkestone Triennial outdoor art exhibition, there are always free events throughout the year. It's a wonderful, creative town filled with interesting shops, places and people and we are right in the centre of it. A bonus of living here is how close we are to Europe. As well as being able to see the French coast from our house, we can be at Le Shuttle in 15 minutes and in France in another 35 minutes.

From Folkestone Central station it is an easy commute to London with St Pancras under an hour away. The town also has excellent state schools including the Outstanding St Eanswythe primary school, which is under 5 minutes walking distance of the house. There are also two very good grammar schools with the Harvey Grammar also being rated Outstanding by Ofsted.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel

By Road:	
Folkestone Central Station	1.0 miles (0.8 walk)
Channel Tunnel	5.6 miles
Ashford International	17.2 miles
Dover Docks	10.3 miles
Canterbury	16.7 miles
Gatwick Airport	72.4 miles
Charing Cross	76.3 miles

By Train from Folkestone Central	
High-Speed St. Pancras	56 mins
Charing Cross	1hr 32mins
Victoria	1hr 20 mins
Ashford International	16 mins

Leisure Clubs & Facilities

Three Hills Sports Club	01303 846020
Folkestone Invicta Football Club	01303 221819
Etchinghill Golf Club	01303 862929
Folkestone Rugby Club	01303 316005
Sene Valley Golf Club	01303 268513
Folkestone Bowls Club	01303 210023

Healthcare

Whitehouse Surgery	01303 275434
Sandgate Road Surgery	01303 851241
Manor Road Surgery	01303 851122
Harbour Medical Practice	01303 330707
William Harvey Hospital	01233 633331
Royal Victoria Hospital	01303 850202

Education

Primary Schools:	
St Eanswythe's Primary	01303 255516
Hawkinge Primary	01303 893892
St Martin's Primary	01303 238888
Dover College Junior	01304 205969
Ashford School (Prep)	01233 625171
Secondary Schools:	
Harvey Grammar for Boys	01303 252131
Folkestone School for Girls	01303 251125
Dover Girls Grammar	01304 242400
Dover Boys Grammar	01304 206117
Dover College	01304 205969
Ashford School	01233 625171

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Leas Cliff Hall	01303 228600
Marleys	01303 470598
Rocksalt	01303 212070
British Lion	01303 251478
Hotel Imperial	01303 267441

Local Attractions / Landmarks

Hawkinge Battle of Britain Museum
Capel le Ferne Battle of Britain Memorial
Caesar's Camp
Port Lympne Animal Park
Dover and Deal castles
Secret War Tunnels
Canterbury Cathedral
Romney Hythe and District Miniature Railway
The Leas
Folkestone Creative Quarter
Harbour Arms

Split Level Ground Floor
Approx. 64.6 sq. metres (695.7 sq. feet)



Split Level First Floor
Approx. 64.7 sq. metres (696.2 sq. feet)



Split Level Second Floor
Approx. 43.8 sq. metres (471.7 sq. feet)



Third Floor
Approx. 38.7 sq. metres (416.5 sq. feet)



SPLIT LEVEL GROUND FLOOR

Entrance Hall	
Kitchen	14'3 x 11'3 (4.35m x 3.43m)
Dining/Family Area	16'0 x 13'3 (4.88m x 4.04m)
Cloakroom/Utility Room	
Study	10'5 x 9'6 (3.18m x 2.90m)

SPLIT LEVEL FIRST FLOOR

Landing	
Main Bedroom	17'2 x 15'9 (5.24m x 4.80m)
Bedroom 2	14'4 x 11'3 (4.37m x 3.43m)
Family Bath/Shower Room	
Bedroom 4	10'7 x 10'0 (3.23m x 3.05m)

SPLIT LEVEL SECOND FLOOR

Landing	
Lounge	16'10 (5.13m) x 15'8 into bay (4.78m) narrowing to 12'7 (3.84m)
Bedroom 3	14'3 x 11'2 (4.35m x 3.41m)
Balcony	22'8 x 10'9 (6.91m x 3.28m)

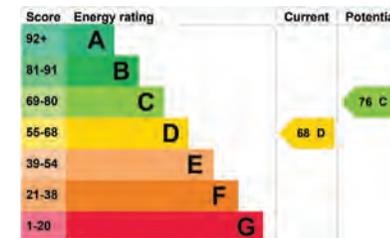
THIRD FLOOR

Landing	
Bedroom 5	13'10 x 10'4 (4.22m x 3.15m)
Bedroom 6	12'2 x 10'3 (3.71m x 3.13m)
Shower Room	

OUTSIDE

Rear Garden

Council Tax Band: F
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed: 04.12.2025



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