



99 WEAR BAY ROAD, FOLKESTONE

£270,000 Freehold

SEMI DETACHED MODERN BUNGALOW WITH EXCELLENT FURTHER POTENTIAL SITUATED IN SOUGHT AFTER ELEVATED EAST CLIFF LOCATION WITH PANORAMIC SOUTH FACING VIEWS OVER THE TOWN TOWARDS THE ENGLISH CHANNEL

NO CHAIN



MOTIS3011081018

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Motis Estates Ltd & Motis CS Ltd t/a Motis Estates inc. H Wald & Co

Directors: Patrick Hutley, David McComb, Kris Foster MRICS Consultant: Kim Clinch FRICS

99 Wear Bay Road Folkestone CT19 6PR

**PORCH AND ENTRANCE HALL, LIVING ROOM, LEAN-TO
CONSERVATORY, KITCHEN, TWO BEDROOMS, BATHROOM/W.C.,
ATTRACTIVE GARDENS AND PATIO, DRIVEWAY/ON-SITE PARKING,
USEFUL STORE AND SHED, GAS CENTRAL HEATING,
REPLACEMENT DOUBLE GLAZING**

Description

This very well located semi-detached bungalow offers excellent potential for the further remodernisation now required being in a sought after East Cliff location with elevated south facing panoramic views to rear over the town and towards the English Channel. There are regular bus services nearby to Folkestone town centre just over 1 mile distance also with High Speed rail services.

The bungalow is of traditional brick construction under a tiled roof and with the benefit of UPVC replacement double glazed windows and a later rear lean-to small conservatory. Viewing is recommended and the accommodation comprises:-

UPVC half glazed front door to:-

PORCH

Having inner glazed door:-

ENTRANCE HALL

With sapele doors to most rooms, trap to loft, radiator, airing cupboard with lagged hot water tank.

LIVING ROOM 16'0" x 13'0" (4.88m x 3.96m)

A delightful room with elevated views to rear through the south facing UPVC picture window, feature fireplace surround with fitted gas fire, recessed book shelf, radiator, glazed door through:-

LEAN-TO CONSERVATORY 11'8" x 7'4" (3.56m x 2.24m)

Picture window, views, polycarbonate roof, range of full length fitted cupboards, half glazed UPVC door to outside.

KITCHEN (Front) 11'10" x 7'5" (3.61m x 2.26m)

Having a good range of wood trimmed cupboards and drawers to three sides under rolled onyx worktops and with matching wall cupboards, single drainer stainless steel sink, wall mounted Baxi gas boiler for central heating, louvred meter cupboard and further louvred store cupboard, half tiled walls, two double power points, radiator, space and plumbing for washing machine, pleasant outlook to front folding louvred/part glazed doors to hallway.

BEDROOM ONE (Rear) 12'2" x 11'10" (3.71m x 3.58m)

Having fitted double wardrobe cupboards, radiator, dimmer light control, pleasant views.

BEDROOM TWO 13'1" x 8'9" (3.99m x 2.67m)

Radiator and dimmer light control.

BATHROOM/W.C.

Fully tiled and having panelled bath, low level W.C., basin in vanity surround, shaver point and radiator.

OUTSIDE

The gardens are very pleasant featuring a raised low maintenance pea beached front garden area, side concrete driveway with on site parking for one car and narrowly extending to side with access to rear garden mainly lawned at two levels, but with pleasant sun trap rear patio area. There is a useful store 15' x 8' approx. with side door and further timber shed, outside tap.

COUNCIL TAX

Band C.

Tenure Freehold

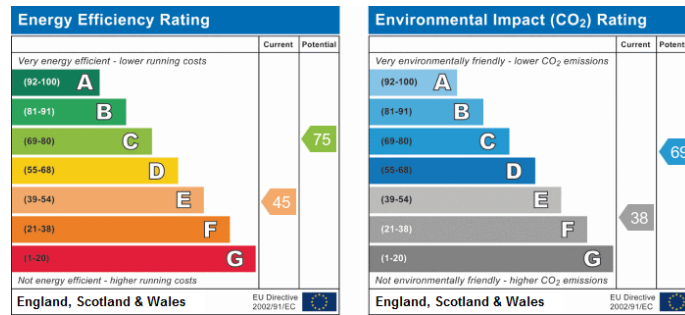
Postcode CT19 6PR

Viewings Strictly by appointment only -
Property Reference MOTIS_003011

Opening Hours:

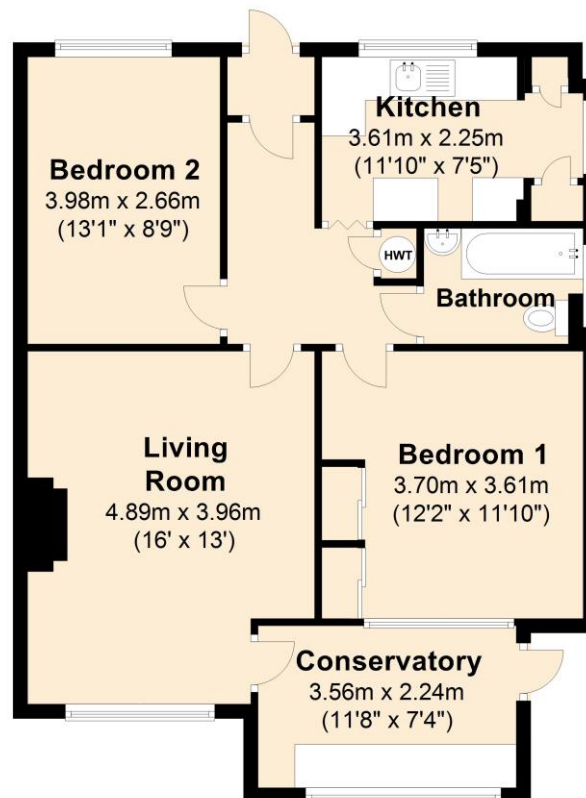
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



Ground Floor

Approx. 71.6 sq. metres (770.6 sq. feet)



Total area: approx. 71.6 sq. metres (770.6 sq. feet)

This plan is for illustration purposes only and may not be fully representative of the property









IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

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