



MOTIS

ESTATES

Incorporating **H. WALD & CO**



FOR SALE £280,000

147 WEAR BAY ROAD, FOLKESTONE, KENT.

**SEMI-DETACHED – TWO BEDROOMS – SEA VIEWS – SOUGHT AFTER LOCATION – GARAGE –
OFF ROAD PARKING – DOUBLE GLAZING – GAS CENTRAL HEATING -**



LOCATION

The town of Folkestone offers an array of shops, cafes, bars, restaurants, boutiques and a variety of supermarkets. There are plenty of pretty walking opportunities along the Leas Promenade, seafront and popular harbour.

Folkestone has great travel connections, The Highspeed train can be accessed from the two Folkestone stations which reaches London St Pancras in under an hour, the M20 motorway is close by offering a further easy route to the capital, and there are various bus services to Canterbury, Dover, Hythe and beyond.

The Channel Tunnel Terminal provides access to the Continent and is approx. 3 miles away and Ashford International Passenger Terminal providing Eurostar services to Paris & Brussels is around 20 minutes by car.

Education includes girls and boys grammar schools, with further state and private schools. Two universities are situated in Canterbury – approx. 17 miles away.

A RARE OPPORTUNITY TO OWN A SEMI-DETACHED BUNGALOW IN A SOUGHT AFTER EAST CLIFF LOCATION WITH ELEVATED SOUTH FACING VIEWS OVER THE TOWN AND ENGLISH CHANNEL.

DESCRIPTION

Once inside you will find light and spacious accommodation comprising;

Entrance hall; leading to the sunny living room with a working gas fireplace and leads through to the large conservatory which could be used as a dining area. The kitchen is modern and neutral with plenty of cupboard space, electric oven, microwave, integrated washing machine and space for fridge freezer and overlooks the front garden, master bedroom which has plenty of built in storage, second bedroom and a modern shower room recently updated with a large shower cubicle and Velux window.

The south facing rear garden is mainly laid to lawn with patio and pergola, perfect to relax and enjoy the sunshine, and a shed. The garage is at the bottom of the garden where there is also parking for multiple cars.

There is double glazing and gas central heating throughout.

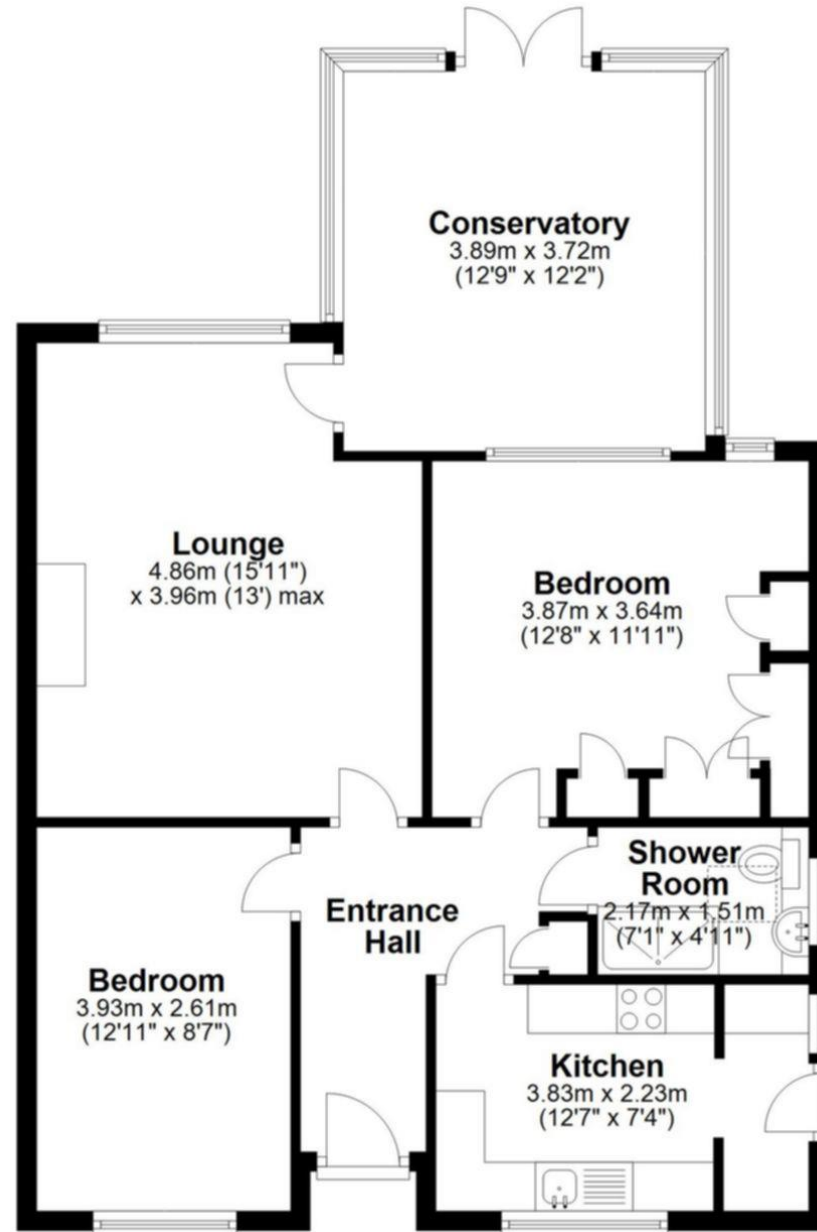




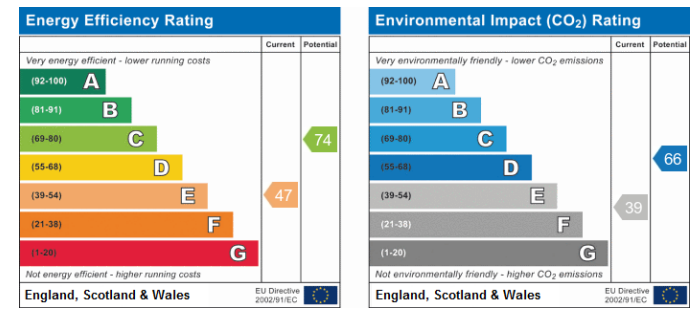


Ground Floor

Approx. 78.2 sq. metres (842.2 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by and prospective purchaser.
Plan produced using PlanUp.



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