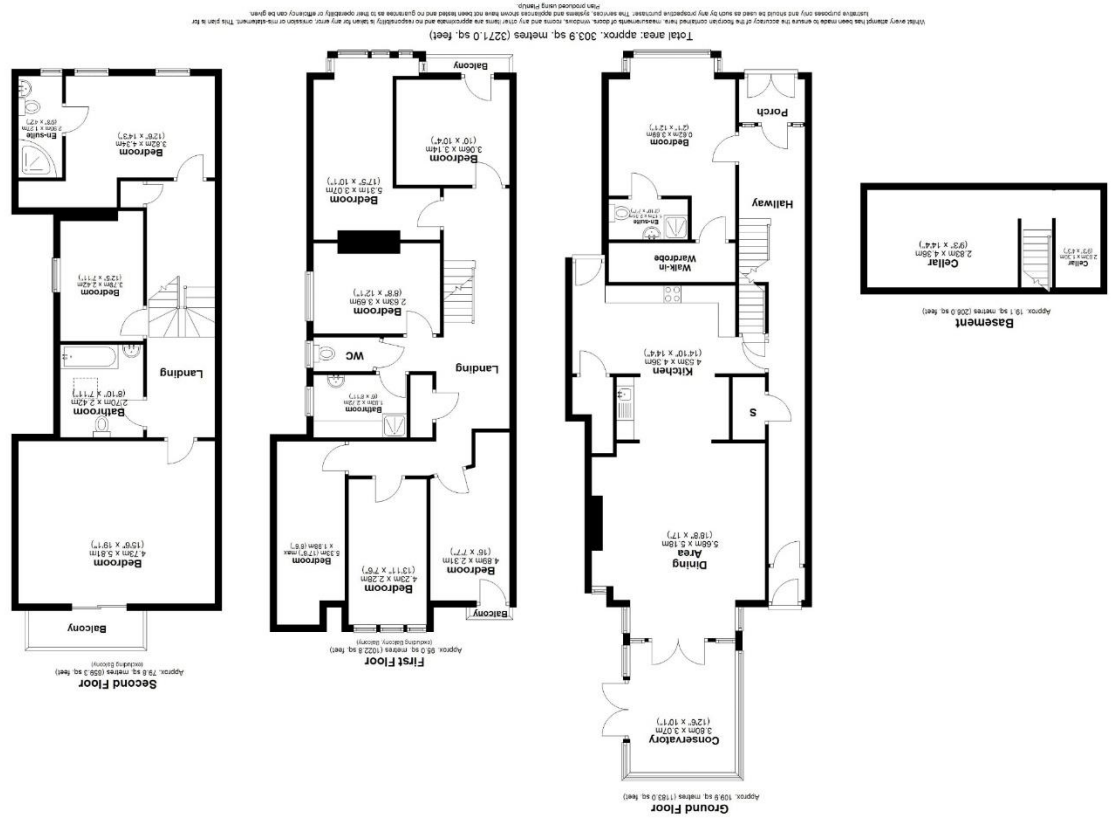


PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.



**MOTIS** ESTATES  
www.motis-estates.com  
01303 212020  
sales@motis-estates.com

Suite 1-2, Motis Business Centre  
Cheriton High St  
Folkestone  
CT19 4QJ

**MOTIS** ESTATES



Cheriton Road, Folkestone

**MOTIS**  
ESTATES

£580,000

Freehold

- 10 Bedroom Semi-Detached Property
- Huge Potential For Conversion To Residential Or HMO
- Period Features Throughout
- EPC Rating D
- Former Guest House
- Close To Folkestone Central Station & Town Centre
- Currently C1 Guest House Use

Welcome to Cheriton Road, a Ten Bedroom Semi-Detached Property spanning circa £3,300Sq/Ft situated in a prime location close to Folkestone's Town Centre & Central Train Station.

Set across three floors, this home features a welcoming living area which stretches through to the rear of the home, out to the garden. The property features a versatile layout, currently laid out with ten bedrooms and four bathrooms, which could easily be adapted to feature further reception rooms.

Externally the property offers a low maintenance rear garden with rear access which could be utilised to allow parking for one car if needed, with the first floor featuring a full width balcony which is also accessible from the garden.

