

FOR SALE

**SUBSTANTIAL
DETACHED PROPERTY**

*Considered suitable for conversion into
spacious family home*

SW&P
chartered surveyors

**29 SHORNCLIFFE ROAD
Folkestone, Kent CT20 2NB**



Location

Situated on a prominent corner of Shorncliffe Road and Earls Avenue in the 'favoured' West End of Folkestone and within walking distance of Folkestone Central Station where High Speed train services to St Pancras have substantially reduced the journey time to London, to approximately one hour. Within easy reach of the Channel Tunnel Terminal at Cheriton and Junction 13 of the M20.

Plans

Floor plans are available for inspection at the agent's offices.

Description/Accommodation

A large detached building extending to a gross internal area of 7,851 sq ft (729.39 sq m) over 4 floors. The property was formerly used as an education facility but is now considered suitable for a large private residence or conversion into flats. The accommodation is as follows:-

Ground Floor - 8 Rooms totalling 2,567 sq ft (238.56 sq m)

First Floor - 5 Room totalling 1,944 sq ft (180.64 sq m)

Second Floor - 4 Rooms totalling 1,364 sq ft (126.78 sq m)

Lower Ground Floor - 5 Rooms totalling 1,974 sq ft (183.41 sq m)

Tenure

Freehold with vacant possession.

Price

Offers in the region of **£500,000** are sought, subject to contract.

Viewings

Strictly by appointment through these offices.

For Further Information Contact:

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VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

This firm operates a Complaints Handling Procedure, details of which are available on request)

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