

1920s Coach House with Former Stables in need of modernisation

SW&P
chartered surveyors



17/19 Plain Road, Folkestone CT20 2QF

Smith-Woolley & Perry

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Description

A two-storey terraced coach house situated within a cul-de-sac location in the West End of Folkestone, close to the Leas promenade. The 3 bedroom living accommodation is situated on the first floor with attached garage and former stables totalling approximately 1494 sq ft, providing scope for redevelopment of the ground floor, subject to gaining the necessary consents.

The accommodation comprises:-

Ground floor entrance with stairs to first floor landing.

Kitchen

about 10'1" x 7'2" max (3.1m x 2.2m) with fitted units and pantry

Dining Room

about 14'1" x 8'2" (4.3m x 2.5m) with tiled hearth fireplace and surround

Sitting Room

about 14'1" x 11'8" (4.3m x 3.6m) with tiled hearth and surround



Bedroom 1

about 14'1" max x 12'4" (4.3m x 3.8m) fitted cupboards to recess

Bedroom 2

about 13'7" x 14'1" (4.2m x 4.3m) with skylight

Bedroom 3

about 11'1" x 9'8" (3.4m x 3.0m)

Bathroom

about 4'9" x 9'1" (1.5m x 2.8m) with panelled bath and shower attachment, pedestal wash hand basin with mixer tap. Benefit of a skylight

Separate wc

Ground Floor

Garage

about 29'1" x 16' (8.9m x 4.9m) with rear access to the garden

Former Stables

about 45'9" x 22'3" (14m x 6.8m) with hatch access to part boarded area.

Rear Walled Garden - South Facing

About 39'3" x 14'1" (12m x 4.3m) with flower borders and hard standing.

Front driveway of about 18' x 16' (5.5m x 4.9m) with double entry gates

Services - All main services connected. Electrical storage heaters where fitted.

Council Tax - Currently listed in Band 'B'

Tenure - Freehold with vacant possession

Guide Price - £220,000

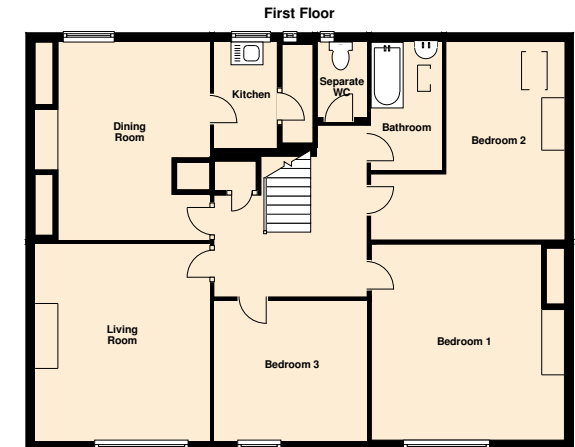
Postcode - CT20 2QF

Viewing

Strictly by appointment through these offices.

Energy Performance Certificate

Details available from our offices.



Floor plans for information purposes only

For Further Information Contact:

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Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content.

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