



55 Bournemouth Road, Fordingbridge

Offers in Region of £450,000



  
**ANDREW & CO**  
ESTATE AGENTS





## 55 Bournemouth Road

Folkestone, Folkestone

Charming 4-bed home with period features, open plan lounge/diner, extended kitchen, and ample storage. Natural light floods in, creating a warm ambience. Conveniently located near Radnor Park with schools, transport links, and amenities nearby. Lovely rear garden with patio, lawn, flower beds, and new shed. Permit parking available. Enjoy indoor comfort and outdoor relaxation.

Council Tax band: C

Tenure: Freehold

- FOUR GOOD SIZED BEDROOMS
- OPEN PLAN LOUNGE/DINER
- EXTENDED KITCHEN/DINER
- PERIOD FEATURES
- PLENTY OF STORAGE
- PLENTY OF NATURAL LIGHT
- WALKING DISTANCE TO RADNOR PARK
- CLOSE TO LOCAL SCHOOLS, HIGH SPEED TRANSPORT LINKS AND AMENITIES

**ENTRANCE PORCH**

3' 3" x 2' 11" (0.98m x 0.89m)

Wooden single glazed door to outside of property, tiled flooring, light and solid wooden glazed door to entrance hall.

**ENTRANCE HALLWAY**

19' 10" x 5' 0" (6.05m x 1.53m)

Exposed wooden floorboards, stairs to first floor landing with storage underneath, lovely decorative panel boarding to lower part of the walls, designer radiator and original coving. Openings to:-

**LOUNGE**

14' 10" x 11' 3" (4.52m x 3.43m)

UPVC double glazed bay window to the front of the property with slatted venetian blinds, exposed wooden floorboards, beautiful original open fire and surround, in-built storage cupboards around chimney breast area and radiator.

**INTERNAL DINING ROOM**

12' 4" x 9' 2" (3.75m x 2.80m)

Exposed wooden floorboards, coving, radiator and wooden glazed doors to the extended kitchen. Open plan to:-

**EXTENDED KITCHEN/DINING AREA**

15' 5" x 12' 8" (4.69m x 3.87m)

UPVC double glazed patio doors and windows looking out to the rear garden and UPVC double glazed skylight windows bringing in plenty of natural light. Kitchen comprises of tiled floor, matching wall and base units in shaker style, solid wooden worktops, Belfast Style sink, gas 5-ring hob, extractor fan and space for washing machine. There is an integrated double oven, microwave oven, fridge-freezer and slim line dishwasher.

**FIRST FLOOR SPLIT-LEVEL LANDING**

13' 1" x 5' 0" (3.98m x 1.53m)

Carpeted floor coverings to first split level and door to:-

**FAMILY BATHROOM**

12' 0" x 7' 10" (3.66m x 2.40m)

UPVC double glazed frosted window to the rear with



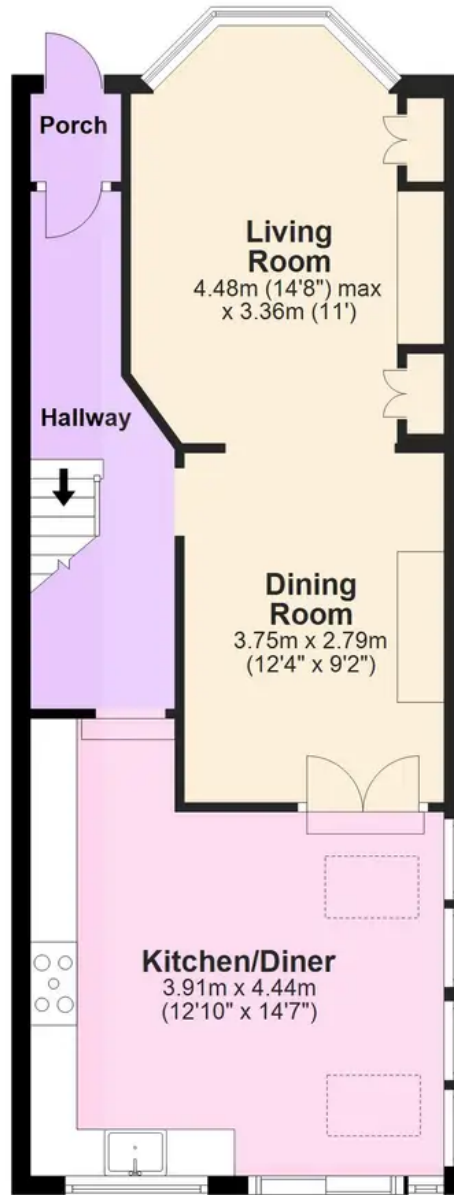






### Ground Floor

Approx. 559.2 sq. metres (559.2 sq. feet)



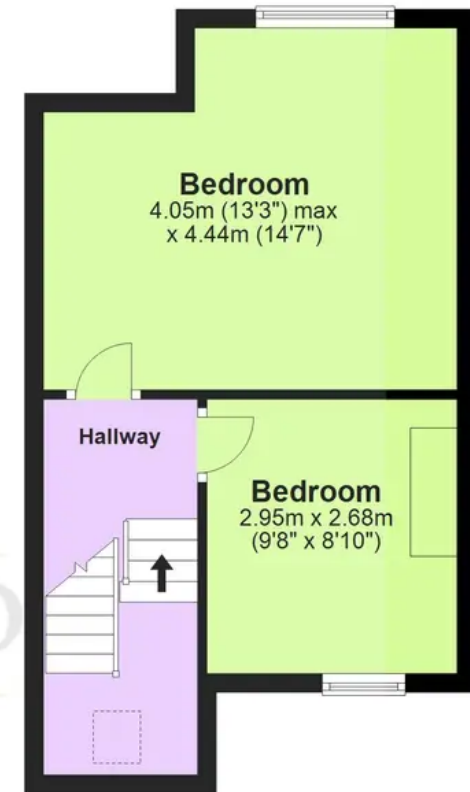
### First Floor

Approx. 43.9 sq. metres (472.3 sq. feet)



### Second Floor

Approx. 32.1 sq. metres (345.0 sq. feet)



Total area: approx. 127.9 sq. metres (1376.6 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.



**Andrew & Co Estate Agents - Cheriton/Folkestone**

01303 279955

[cheriton@andrewandco.co.uk](mailto:cheriton@andrewandco.co.uk)

