



39 Wear Bay Road, Folkestone

Guide Price **£725,000**

Skippers

39 Wear Bay Road

Folkestone, Folkestone

Stylish 5-bed detached home in sought-after area near Folkestone Harbour Arm. Chain-free sale, spacious garden, 2 patios, shed, & garage. Parking for 3 cars. Ideal for family or entertaining. Guide price of £725,000 - £750,000.

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- Detached Property
- Five Bedrooms
- Chain Free Sale
- Short Walk to Folkestone's Harbour Arm
- Good Size Garden
- Popular Location
- EPC Rating "D"





Nestled in the heart of the sought-after "East Cliff" area of Folkestone, this stunning, detached five-bedroom property offers a rare opportunity to embrace coastal living at its finest, offered at a Guide Price of just £725,000 - £750,000. This chain-free sale presents an ideal chance to settle into a comfortable and stylish home, just a stone's throw from Folkestone's Harbour Arm. Boasting a spacious garden, this property is perfect for those who enjoy a touch of greenery and the fresh sea breeze. The property's five bedrooms provide ample space for family living or hosting guests, making it a versatile and attractive option for a range of buyers. Benefit from the convenience of a popular location and make the most of seaside living in this charming abode. With an EPC rating of 'D', the property is both inviting and energy efficient, catering to modern needs and eco-conscious lifestyles.

Step outside into the delightful outside space of this property and be greeted by a picturesque patio area, perfect for enjoying morning coffees or evening sunsets. Descend a few steps onto the vast lawn area, bordered by beautifully maintained flower beds that add a pop of colour to the surroundings. Explore the additional entertaining areas, with two designated patio spots ideal for summer barbeques or al-fresco dining. Towards the rear, find a cosy shed providing extra storage or hobby space. The well-established trees offer shade and privacy, creating a peaceful oasis in the midst of this bustling seaside town. Parking is a breeze with the driveway accommodating approximately three vehicles, ensuring convenience for residents and guests alike. The garage, measuring at 4.91m x 2.97m, boasts a manual door, sink, kitchen units, and lighting, offering versatility for storage or DIY projects. The block-paved driveway is complemented by a small shingle area, adding character and functionality to the exterior of this charming property.

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Porch

Composite glazed front door, UPVC double glazed window to side and front, floor tiles, coving, solid wooden door to:

Entrance Hall

Stairs to first floor landing with chrome balustrade and glass bannister, designer radiator, coving. Doors to & opening to:

Dining Room

11' 11" x 9' 1" (3.62m x 2.77m)

UPVC Double glazed window to front, carpeted floor coverings, coving, designer radiator.

Lounge

15' 1" x 14' 11" (4.59m x 4.55m)

UPVC double glazed windows to side, carpeted floor coverings, coving, 2 x designer radiators, original feature fireplace (gas), patio doors to:

Conservatory

17' 4" x 13' 1" (5.28m x 3.99m)

Part brick built, UPVC double glazed door to garden, UPVC double glazed windows, pitched roof with perspex non glare roof, ceiling fan, integrated blinds, laminate wood flooring, 2 x radiators.

Kitchen

9' 5" x 11' 6" (2.87m x 3.50m)

UPVC Double glazed window overlooking garden. Kitchen comprises a range of matching wall and base units in shaker style grey, solid wood worktops, rangemaster cooker, rangemaster extractor, brushed chrome splashback, blanco sink with stainless steel tap, integrated dishwasher, breakfast bar area. Space for freestanding fridge, integrated microwave, kickboard lighting, vinyl flooring, coving, designer radiator. Opening to:

Utility Room

9' 0" x 7' 4" (2.74m x 2.24m)

UPVC double glazed door to garden with UPVC window to side with fitted vertical blind. Matching wall and base units in shaker style grey, vinyl flooring, designer radiator, solid wooden worktops, integrated washing machine. Door to garage



REAR GARDEN

Patio area as you exit house, few steps down to large area laid to lawn with well established flower beds to both sides, shed to bottom of garden, 2 additional outside entertaining areas - patio areas. Well established trees to rear.

GARAGE

Single Garage

4.91m x 2.97m - manual garage door, sink and kitchen units, lighting.

DRIVEWAY

3 Parking Spaces

Driveway parking for approximately 3 vehicles. Block paved, small shingle area to internal part of wall.

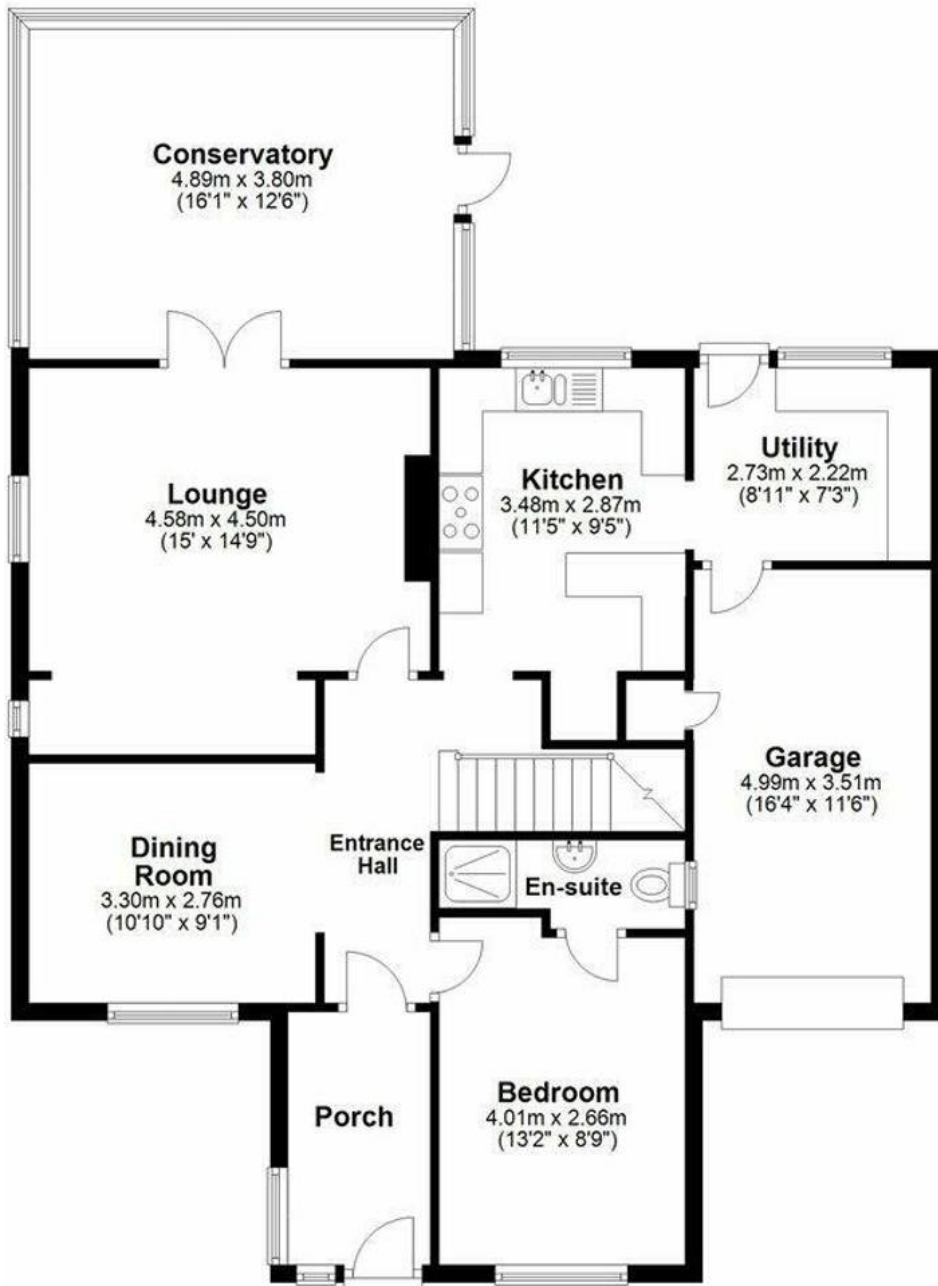






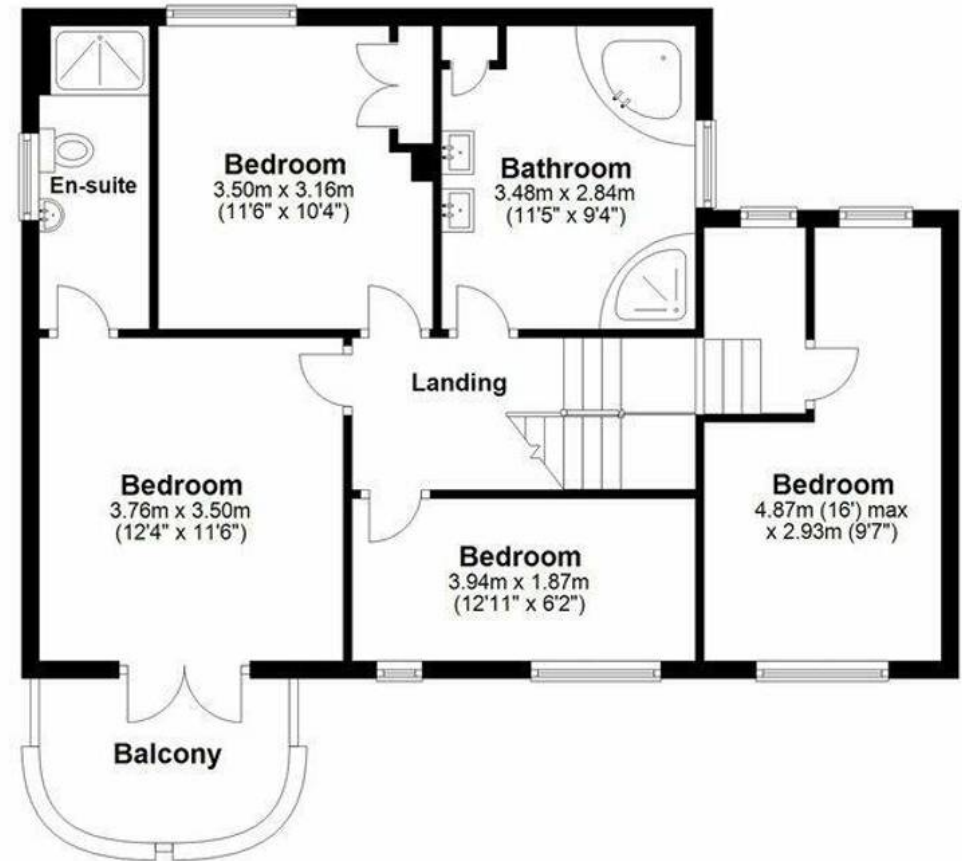
Ground Floor

Approx. 109.0 sq. metres (1173.6 sq. feet)



First Floor

Approx. 69.0 sq. metres (742.4 sq. feet)



Total area: approx. 178.0 sq. metres (1916.0 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 any prospective purchaser.
Plan produced using PlanUp.



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