



194 Dover Road, Folkestone

Guide Price £250,000 - £270,000

Skippers

194 Dover Road

194 Dover Road, Folkestone

Unique shop & maisonette combo in Folkestone's heart, £250k-£275k, freehold, shop w/kitchen & WC, outdoor space, 3-bed maisonette, near seafront, separate entrances, versatile usage (viewings by appt).

- Guide Price £250,000 - £275,000
- Shop & Maisonette
- With Freehold for Building
- Large Shop Space with Kitchen Area, WC and Outside Courtyard
- Three Bedroom Maisonette
- Short Walk to Folkestone Seafront
- Separate Front Doors for Shop & Maisonette
- Viewing By Appointment only





Introducing a fantastic opportunity in the heart of Folkestone, this property boasts a guide price of £250,000 to £275,000. Offering a unique combination of a shop and maisonette under one roof, this listing includes the rare benefit of freehold ownership for the entire building. The downstairs area comprises a spacious shop space complete with a kitchen area, convenient WC, and an outside courtyard. Meanwhile, the upstairs reveals a delightful three-bedroom maisonette, providing a comfortable and private living space. Just a short stroll away from the picturesque Folkestone Seafront, this property offers convenience and serenity in equal measure. Providing the luxury of separate front doors for both the shop and the maisonette, this property allows for versatile usage tailored to individual preferences. Exclusive viewings are available strictly by appointment only.

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Shop

Shop Kitchen

Shop Lean-To

Flat Entrance Hall

Own Front door from the street up stairs to entrance hall. Carpeted floor coverings with a radiator and stairs to second floor. Doors to:-

Flat Lounge

UPVC double glazed windows to the front of the property with carpeted floor coverings and a radiator.

Flat Kitchen

UPVC double glazed window to the rear of the property with wall and base units space for fridge/freezer and washing machine. Wall mounted boiler.

Flat Bathroom

UPVC double glazed windows to the side of the property with a bath, close coupled w/c, and hand basin.

Flat Bedroom

UPVC double glazed window to the rear of the property with carpeted floor coverings and a radiator.

Flat Landing (Second Floor)

Carpeted floor coverings and doors to:-

Flat Bedroom

UPVC double glazed Dormer window to the front of the property with carpeted floor coverings built in wardrobes and a radiator.

Flat Bedroom

UPVC double glazed Dormer window to the rear of the property with carpeted floor coverings and a radiator.



YARD

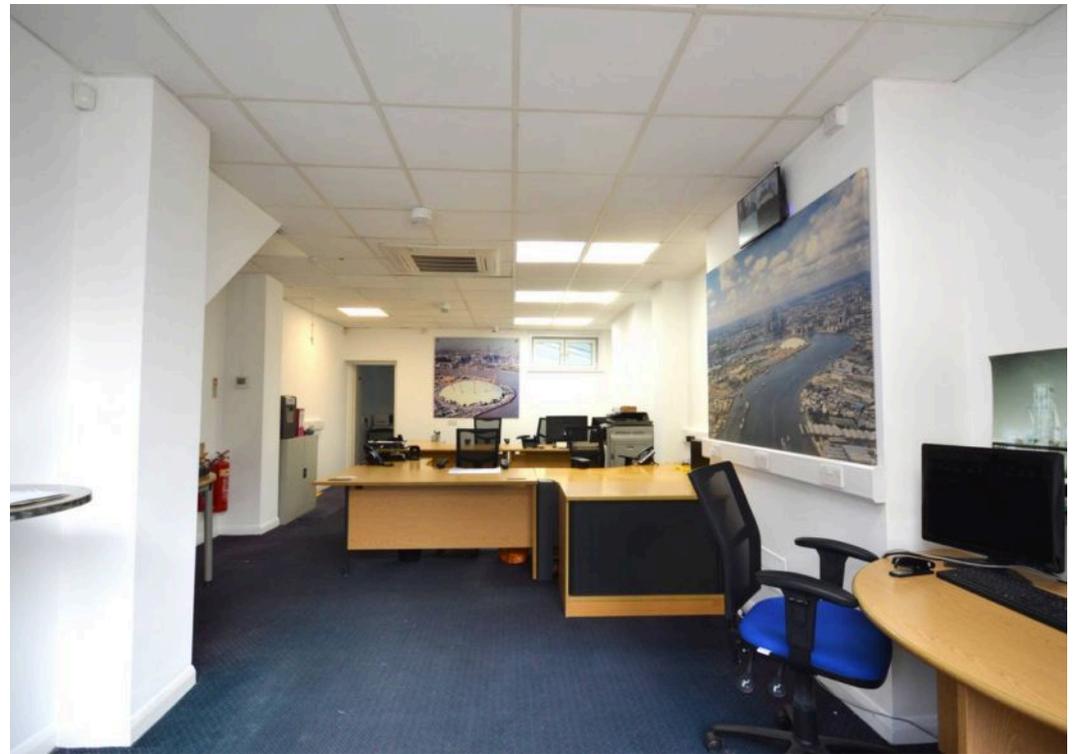
Small courtyard to the rear of the shop.

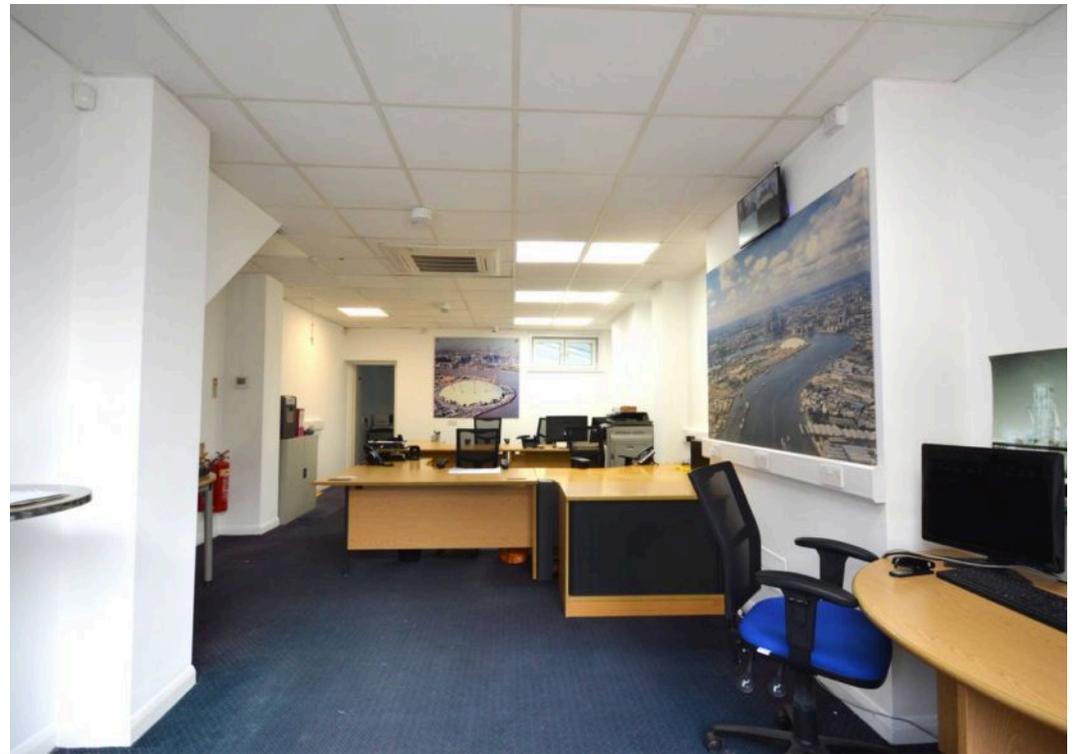
ON STREET

1 Parking Space

On street parking to the front with a one hour limit.









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