



**7 Darlinghurst Road, Folkestone**

Offers in Region of **£275,000**

**Skippers**

# 7 Darlinghurst Road

Folkestone

Chain-free 3-bed mid-terrace in popular area near shops. Spacious lounge, modern kitchen, loft conversion potential, low-maintenance garden, shed with power, rear access, and no parking permits.

- Offers in Region of £275,000
- Mid Terraced Property
- Three Bedrooms
- Chain Free Sale
- Popular Location
- Large Loft Space (Others Have Done Loft Conversions)
- Close to Local Shops & Amenities
- EPC Rating "D"





Offers in Region of £275,000. This well-positioned three bedroom mid-terraced house is offered to the market chain free, providing an ideal opportunity for first time buyers, growing families, or investors. Situated in a popular residential location, the property benefits from close proximity to local shops and amenities, making daily errands and commuting straightforward and convenient. The interior comprises a spacious lounge/diner, a modern kitchen, and three well-proportioned bedrooms, providing comfortable accommodation throughout. The loft space offers excellent potential for conversion (subject to the necessary consents), as others in the area have already undertaken similar projects. With an EPC rating of "D", the property offers a good balance between comfort and efficiency. The overall layout is practical and inviting, allowing new owners to move in and immediately enjoy their new home.

Stepping outside, you are greeted by a hard-standing patio area, ideal for storage area for sheds or a bike store etc. The patio leads down to the main garden, which is designed for low maintenance with patio slabs and a patch of artificial grass situated in front of a handy garden shed. The shed is equipped with an electric supply, providing additional versatility for storage or as a workspace. A gate at the rear of the garden allows for convenient rear access, while a small brick-built pond adds character and a touch of tranquillity to the outdoor space. There are no permit restrictions for parking in this area, further enhancing the appeal of this property for busy households. This outdoor area is perfect for those seeking a manageable yet attractive garden, with practical features that cater to modern lifestyles.

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**Front Porch**

5' 4" x 5' 1" (1.62m x 1.55m)

UPVC frosted glazed door to the front of the property. Tiled flooring and a solid wooden glazed door to entrance hall.

**Entrance Hall**

12' 10" x 2' 11" (3.90m x 0.89m)

Carpeted floor coverings, radiator and stairs to first floor landing. Door To :-

**Lounge**

13' 7" x 11' 9" (4.13m x 3.59m)

Large UPVC double glazed window to the front of the property. Carpeted floor coverings, radiator and coving. Open Plan To :-

**Dining Room**

11' 8" x 12' 2" (3.55m x 3.72m)

UPVC double glazed window looking into rear garden. Carpeted floor coverings, gas fire (old back boiler still behind), radiator and a large storage cupboard housing meters and fuse board. Door To :-

**Kitchen**

13' 9" x 8' 5" (4.20m x 2.56m)

UPVC double glazed window to the side. Matching wall and base units. Space for freestanding cooker. Space for washing machine, space for low level fridge, low level freezer and potentially space for slimline dishwasher also. Stainless steel sink and a wall mounted combination boiler. Door To :-

**Internal Hallway**

8' 7" x 2' 8" (2.61m x 0.82m)

Hallway leads to the back door to garden with UPVC double glazed frosted door and tiled flooring. Door Too :-

**Shower Room**

8' 1" x 5' 5" (2.47m x 1.66m)

UPVC double glazed frosted window to the rear of the property. Large thermostatic shower, pedestal hand basin, back to wall WC, tiled flooring, radiator and a heated towel rail.

**First Floor Landing**

## REAR GARDEN

As exiting out from internal hallway - Hard standing patio area leading down to the main garden. Low maintenance with patio slabs with small patch of artificial grass in front of shed. Shed contains electric supply. Gate with rear access to garden. Small brick built pond.

## ON STREET

1 Parking Space

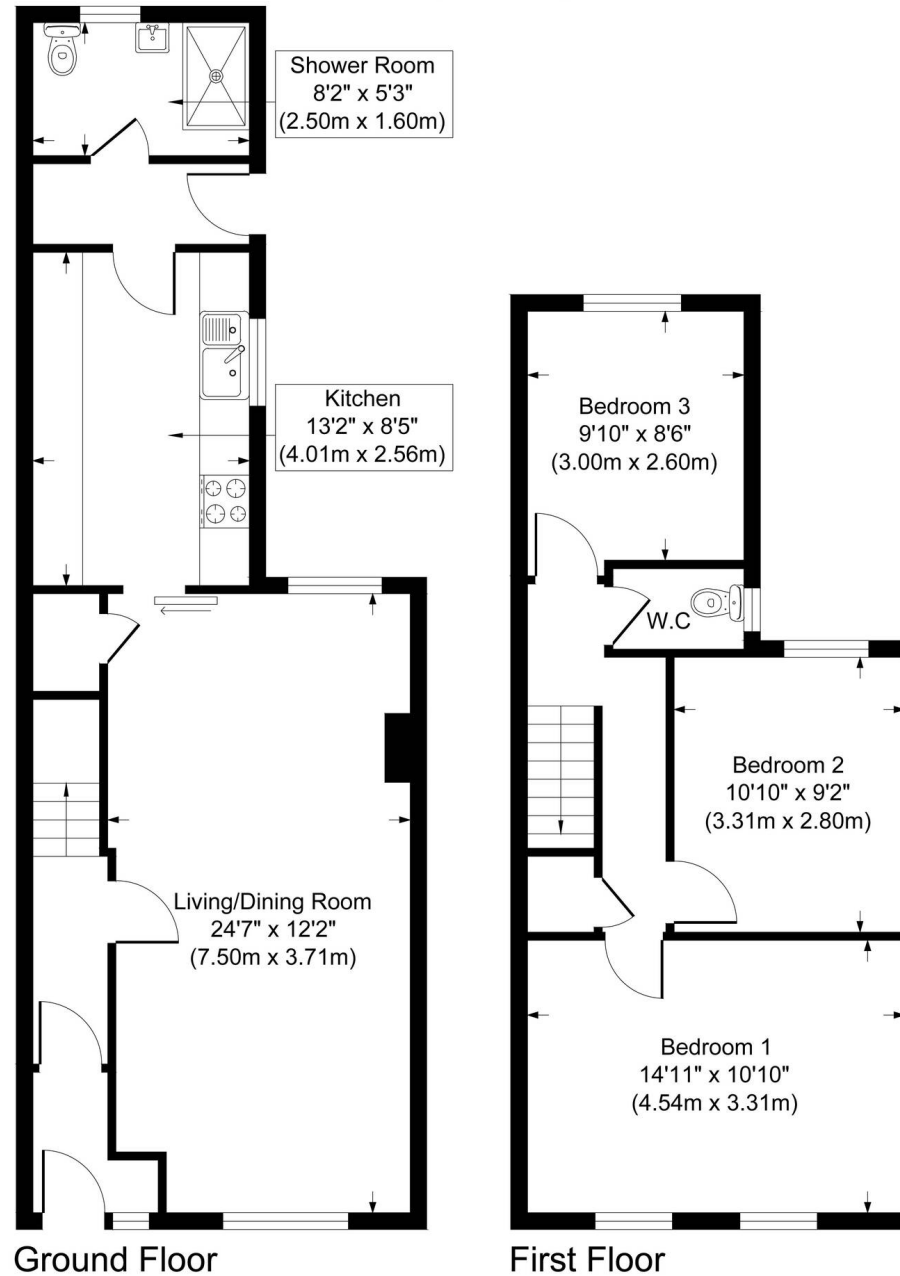
No permit restrictions







**Approximate Gross Internal Area**  
**1021 sq ft - 95 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.



## Skippers Estate Agents Cheriton/Folkestone

30 High Street, Cheriton - CT19 4ET

01303 279955

[cheriton@skippers-ea.co.uk](mailto:cheriton@skippers-ea.co.uk)

[skippers-ea.co.uk](http://skippers-ea.co.uk)

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