

TOTAL APPROP. FLOOR AREA 135.9 SQ.M. (1463 SQ.FT.)
APPROX. FLOOR AREA 61.2 SQ.M.
APPROX. FLOOR AREA 78.7 SQ.M.

Ground floor area 801 sq.m. (860 SQ.FT.)
1st floor area 61.2 sq.m. (658 SQ.FT.)

Meets with Merton G2020.

Energy Efficiency Rating

80

55

50

45

40

35

30

25

20

15

10

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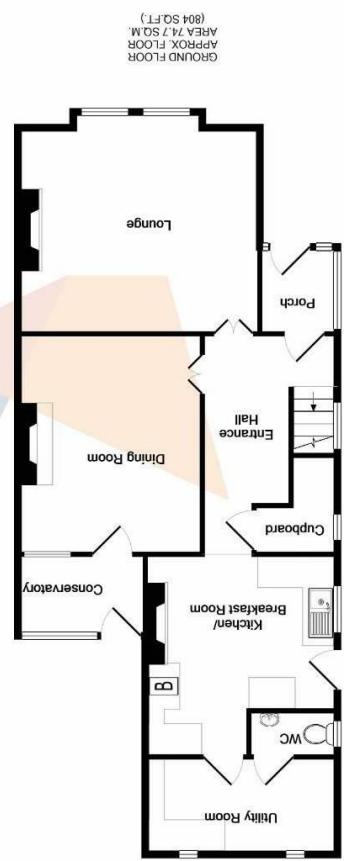
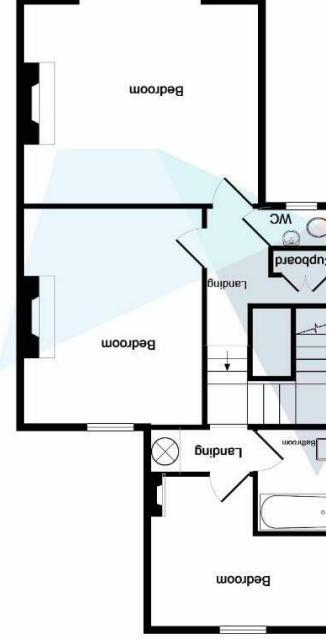
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4 BROCKMAN ROAD
FOLKESTONE



miles
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4 BROCKMAN ROAD
FOLKESTONE

£345,000

- No onward chain
- Wealth of period features
- Close to the train station
- Large rooms with high ceilings
- Secure rear garden
- Well maintained throughout

ABOUT

A BEAUTIFUL EXAMPLE OF VICTORIAN ARCHITECTURE THAT COMES WITH A WEALTH OF WELL MAINTAINED PERIOD FEATURES FROM THE ORNATE CORNICING TO THE BESPOKE FIREPLACES!

The property is situated on a quiet tree lined street just around the corner from Folkestone Central train station and also a short walk to the town centre and seafront. The property has been beautifully maintained by the current owner who has worked hard to keep the style in fitting with the property's history. As you come in through the new front door you are greeted into a large hallway with doors to the downstairs living space. These rooms comprise of a large lounge to the front with bay window, a separate dining room with doors out to the conservatory and also to the kitchen which has a good size utility room. Upstairs are three bedrooms and a bathroom again all accessed from an ornate landing. To the rear of the property is a secure walled garden with established borders and shrubs. Freehold properties in this location are rarely available and this home would be ideal for anyone looking to commute. Offered to the market with no onward chain.

LOCATION

Fast becoming a sought after place to be, Folkestone has seen much regeneration over the past few years, with much more planned going forward, especially surrounding the town centre and Harbour. Folkestone has a large array of shops, boutiques and restaurants as well as many hotels and tourist attractions. Folkestone is fortunate to have two High Speed Rail links to London, both offering a London commute in under an hour. There are great transport links to surrounding towns and cities and easy access to the continent too. With so much going on and with the future bright, Folkestone is an excellent location to both live and invest in.

DESCRIPTION

Ground Floor

Porch

Entrance Hall

Lounge 14' x 15'3 (4.27m x 4.65m)

Dining Room 11'9 x 14'4 (3.58m x 4.37m)

Conservatory 5'7 x 8'1 (1.70m x 2.46m)

Kitchen 12'1 x 13'1 (3.68m x 3.99m)

Utility Room 6'2 x 12'8 (1.88m x 3.86m)

First Floor

Bedroom One 13'3 x 15'2 (4.04m x 4.62m)

Bedroom Two 11'9 x 14'2 (3.58m x 4.32m)

WC

Bathroom 5'2 x 6'7 (1.57m x 2.01m)

Bedroom Three 12'2 x 9'7 (3.71m x 2.92m)

External

Rear Garden

