

Folkestone

Guide Price: £450,000 Freehold

WHITNEY HOMES
COASTAL, TOWN & COUNTRY

Perivale Lodge
79 Cheriton Road
Folkestone
CT20 1DG

Description

Perivale Lodge is a substantial 9-bedroom semi -detached period house, which is arranged over three floors, along with a basement.

This character home offers many opportunities. Its current status is a B&B, However, it would also make a fantastic family home, or ideal for investment or development (subject to the normal planning constraints being granted).

The property boasts many of the original features such as dado and picture rails, lovely balustrades, coved ceilings, stain glass entry door, feature fireplaces, some exposed brick and other cast iron. Other features include wood panelling to walls, polished porcelain tiled floors, and balconies to the front and rear of the property.

The ground floor, comprises entrance hall, with steps to cellar, two reception rooms, kitchen/breakfast room, conservatory.

The first floor has six bedrooms, two with a balcony, family bathroom with separate WC.

The second floor has three bedrooms, one with en-suite shower room, one with a balcony, and family bathroom. Off the landing are stairs leading to attic room.

Outside

To the front of the property there is an ornamental wall, paving and side gate access.
Rear garden is decked, there is an external staircase, enclosed with wall and fenced boundary.
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Situation

The property is located on Cheriton Road, within walking distance of Folkestone town centre and Folkstone Central railway station.
Folkestone offers a wider range of facilities, to include good choice of bars and restaurants and the very popular Harbour Arm, along with the Folkestone Leas, and also famous for its Victorian water lift, and bandstand.

There is a good choice of schools in and around the area and includes boys' and girls' grammar schools.
Recreation facilities, include a sports centre, swimming pools, (opening December 2026) football, bowls and cricket. There is a good choice of local golf courses, and fishing and water sports can be found along the coast and Royal Military Canal.
Transport links are also good, with the M20 linking into the A2/M2, M25 and other motorway networks.
The high-speed train operates from Folkestone Central, and Folkestone West into London St Pancras in less than an hour. Eurotunnel at Cheriton and the Port of Dover both provide services to the continent.

Viewings

Strictly by appointment through Whitney Homes
Tel: 01303 262853
Email: info@whitneyhomes.co.uk

Property Information

Services: All main services are connected.
Local authority: Folkstone & Hythe District Council.
Council tax band: F





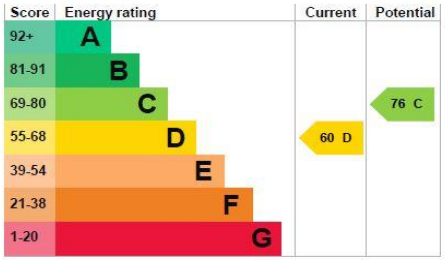












Disclaimer
1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will havebeen verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are givenas approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required,you should include their terms in any contract between you and the seller.

Whitney Homes
Hythe

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