



49 High Street, Hythe, Kent CT21 5AD



## 3 FENNER CLOSE FOLKESTONE

**£295,000 Freehold**

This surprisingly spacious house is well situated in a popular location. The property offers attractively presented, bright and airy accommodation including a generous sitting/dining room, fitted kitchen, two double bedrooms and a bathroom. West facing rear garden, off-road parking and garage. EPC tbc



**3 Fenner Close  
Folkestone  
Kent CT20 3NH**

**Entrance Hall, Study/Store Room,  
Sitting/Dining Room, Fitted Kitchen,  
Two Double Bedrooms, Bathroom,  
West Facing Rear Garden, Off-Road Parking, Garage**

**DESCRIPTION**

This terraced house forms part of an attractive cul-de-sac comprising similarly appealing properties. The well presented accommodation comprises an entrance hall, study/store room, bright and airy sitting room/dining room opening onto the garden, fitted kitchen, two double bedrooms (the principal enjoying views towards the sea) and bathroom.

The pretty west facing garden to the rear is a delight with a generous paved terrace, the ideal environment in which to relax and dine alfresco. The property also benefits from a driveway and an integral garage.

**SITUATION**

Fenner Close is situated in a sought after location about 1.3 miles west of Folkestone town centre and close to the sought-after village of Sandgate with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants. The long stretches of shingle beach and sailing club can be found by meandering down one of the pretty alleyways from the high street and the coastal path can be followed along the foot of The Leas all the way to Folkestone harbour.

The Cinque Ports Town of Hythe with its wider range of amenities, including a Waitrose, is approximately 3 miles away to the west and the larger town of Folkestone is about 2 miles to the east. There is a variety of sports available along the coast, including rowing and sailing and a choice of golf courses in the immediate vicinity together with the Hotel Imperial Leisure Centre.

The High Speed Rail Link service to London, with a journey time to St Pancras of less than an hour, is available at Folkestone West Station (0.7 mile) and Ashford International (15.5 miles). The M20 motorway network and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) are both about 3 miles distant.





The accommodation comprises:

### **ENTRANCE HALL**

Entered via a composite wood effect door with obscured double glazed full height window to side, staircase to 1st floor, access to under stairs storage cupboard, access to deep storage cupboard, radiator, door to:-

### **STUDY**

Wall mounted Worcester gas boiler.

### **FIRST FLOOR LANDING**

Staircase to second floor, timber effect flooring, door to:-

### **SITTING/DINING ROOM**

Double glazed full height windows to front, coved ceiling, four wall light points, timber effect flooring, double glazed casement door with double glaze full height window to side giving access and looking through to the garden beyond, radiator.

### **KITCHEN**

Well fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine, recess housing gas cooker with gas hob and extractor hood above, recess for undercounter fridge/freezer, work surface inset with stainless steel sink and drainer unit with mixer tap, tiled splashbacks, coordinating wall cupboards, double glazed window overlooking the garden, access to larder cupboard, coved ceiling.

### **SECOND FLOOR LANDING**

Access to loft space, access to airing cupboard, doors to:-

### **BEDROOM 1**

Built-in wardrobe cupboard, double glazed window to front enjoying views of the sea, coved ceiling, further high-level double glazed window, radiator.

### **BEDROOM 2**

Built-in wardrobe cupboards, double glazed window overlooking the rear garden, coved ceiling, radiator.

### **BATHROOM**

Panelled bath with mixer tap and handheld shower attachment, low-level WC, pedestal wash basin, tiled walls, tiled floor, coved ceiling, obscure double glazed window to rear, radiator.

### **OUTSIDE**

#### **REAR GARDEN**

Directly to the rear of the property is a paved terrace, the remainder of the garden is tiered and planted with a variety of shrubs, herbaceous and other plants. Outside tap.

#### **FRONT GARDEN**

The property is approached via block paved driveway giving access to the integral garage. The remainder of the garden is laid to lawn.

#### **EPC Rating tbc**

#### **COUNCIL TAX**

Band C approx. £2065.55 (2022/23)  
Folkestone & Hythe District Council.

#### **VIEWING**

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

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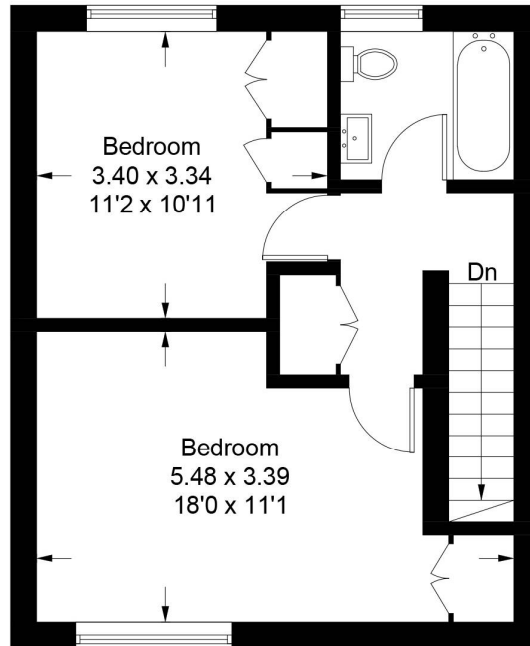







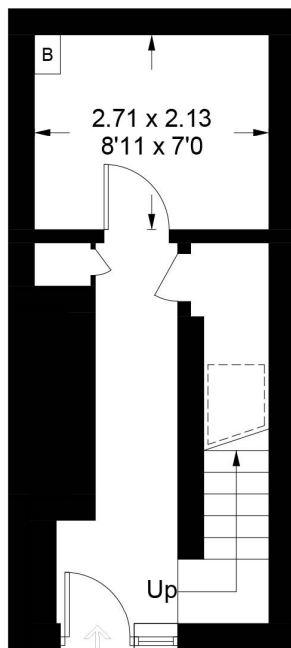
# Fenner Close, Folkestone, CT20

Approximate Gross Internal Area  
Ground Floor = 16.3 sq m / 175 sq ft  
First Floor = 37.5 sq m / 404 sq ft  
Second Floor = 37.4 sq m / 402 sq ft  
Total = 91.2 sq m / 981 sq ft

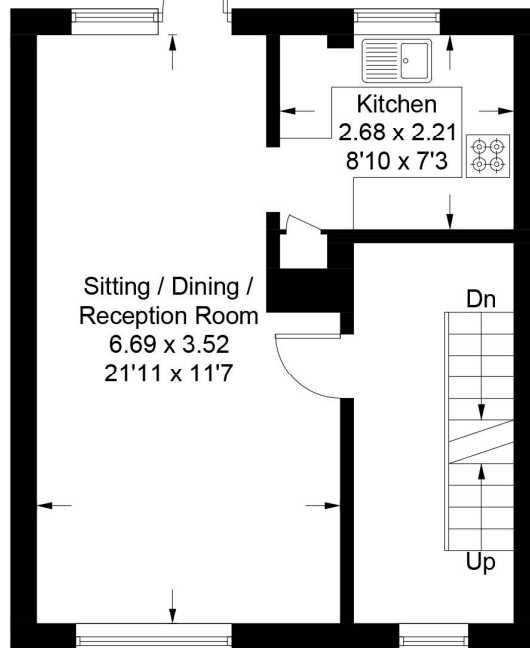


## Second Floor

 = Reduced headroom below 1.5m / 5'0



## Ground Floor



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1088145)