



FOUNDATION

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53 Radnor Park Road, Folkestone, CT19 5BT

4 BEDROOMS | 1 BATHROOM | 1 RECEPTION

Freehold



## 53 Radnor Park Road, Folkestone CT19 5BT

- Substantial Victorian Residence
- Four Double Bedrooms
- Opportunity To Further Enhance
- Open Plan Living Room
- Potential To Fully Convert Cellar
- Courtyard Garden & Side Return
- Short Walk To Train Station
- High Speed Links To London

The arty seaside town of Folkestone is just a short walk away, the regeneration has been underway for a few years now and involves everything from the new creative quarter, improved transport links and the huge redevelopment project along the seafront. The Folkestone Triennial Festival, founded in 2008 happens every 3 years and draws international artists that exhibit their creativity around the town, many pieces have remained around Folkestone and bring attention from cultural tourists. There are regular sporting activities available in around the town and seafront including kayaking and stand-up paddle boarding.

The Coastal Park attracts runners, walkers, and cyclists as they take the paths through the landscaped gardens and along the promenade to Sandgate and Hythe. There is also the world's first multi storey skate park which has just opened in the centre of town, the building itself is an architectural statement and was designed by Holloway studios, it also has a boxing gym, a climbing wall and bouldering room.

You can discover some of the best places to eat and drink along the Kent coast from delicious Argentinian street food to the renowned Dr Legumes vegan restaurant. The famous Rock Salt and the magical Lighthouse Champagne bar take prime position on the Harbour and the harbour arm, which the old high street within the colourful creative quarter is the perfect place to meander around a delightful array of independent boutiques, coffee shops and art galleries. For those wanting to reach the continent, Folkestone to Calais can be achieved in 35 minutes via the Euro tunnel.

The Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London. Folkestone offers a high speed rail service which reaches London St Pancras in approximately 52 minutes and the Channel Tunnel terminal at Cheriton and the M20 motorway are also within a short driving distance of the property.



**DESCRIPTION:**

A substantial four bedroomed Victorian property, built in the early 1900's and situated in the heart of Folkestone's creative seaside town, and less than a five-minute walk to the train station which offers high speed links to London.

The property has been with one family for over forty years and offers over 1400 sq.ft of spacious accommodation with a wonderful potential to modernise and enhance, allowing one to add their own stamp and personality.

Split over four floors, with an elegant Victorian balustrade, the property is well configured and has a vast cellar which has been boarded, yet could be further converted to offer additional living space or ideal home office/ children's playroom.

The front door opens into an entrance hall which leads through to the main reception room which is a vast open plan space currently set up to offer an area for relaxing

and dining, there is a bay window to the front and window to the rear. The chimney breast currently has an electric fireplace however at one time there would have been a cast iron Victorian fireplace which could be reinstated, giving the property back its original identity.

The kitchen has an array of cherry wood units, finished with marble effect work tops, there is room for free standing appliances, from the kitchen there is access to the rear courtyard garden, with a side return.

The first floor is split level with a bathroom and WC on the landing which then leads to two double bedrooms, the second floor offers an additional two bedrooms.

**OUTSIDE:**

The courtyard has raised decking and low maintenance, and is accessed via the kitchen, to the front, there is plenty of parking along Radnor Park Road and permits can be applied for at the cost of approx. £50 per year.





TOTAL FLOOR AREA: 1408 sq. ft (131 sq. m)



EPC RATING  
TBC



COUNCIL TAX BAND  
D



GENERAL INFORMATION  
All services are mains connected

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