



Development Site

Rear of 339-341 Cheriton Road, Folkestone, Kent, CT19 4BP

Freehold £115,000

- Located in residential area of Folkestone
- Currently a workshop, garage and accommodation
- Close to amenities and transport links
- Building plot of approximately 1,282 ft²
- Suitable for four bedroom townhouse (STPP)

Ref: 94364

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SP Sidney
Phillips

LOCATION

The subject property is located in the suburb of Cheriton, a northern suburb of the busy port town of Folkestone in Kent. The town lies on the southern edges of the North Downs and has long been an important harbour and shipping port. Cheriton lies approximately 6 miles west of Dover, 14 mile south of Canterbury and 13 mile south east of Ashford. The area is predominantly residential, centralised around the shopping parade on Cheriton Road, which the property is offset from. Cheriton houses a number of major retailers on the surrounding business parks and is also home to the Folkestone Invicta football club, cricket club and Three Hills Sports Club. Folkestone town centre is also an attraction to visitors to Kent due to its Creative Quarter (a thriving collection of artists studios and creative businesses), the harbour (a cosmopolitan waterfront areas housing bars and restaurants which has been earmarked for further investment and development) and the scenic seafront promenade.

Cheriton is located at the eastern end of the M20 which provides fast access to Ashford, Maidstone and London as well as the M25. Mainline railway services are available from both Folkestone West and Folkestone Central with Southeastern services to London Charing Cross and London Bridge, as well as high speed services from Ashford International. Located a short drive from Cheriton is the Channel Tunnel with services to France.

Located to the rear of the Royal Cheriton public house, this two-storey brick-built property front St. Winifred Road. The property sits within a plot

measuring in the region of 1,282 ft². It is not listed building and does not sit within A Conservation Area.

GROUND FLOOR

- WORKSHOP & GARAGE

FIRST FLOOR

- 2 x FORMER BEDROOMS

- FORMER BATHROOM

EXTERNAL

- REAR COURTYARD PATIO (currently utilised by the neighbouring pub)

- OUTBUILDING STORAGE

TENURE & PRICE

Freehold £115,000

Sold as seen with vacant possession.

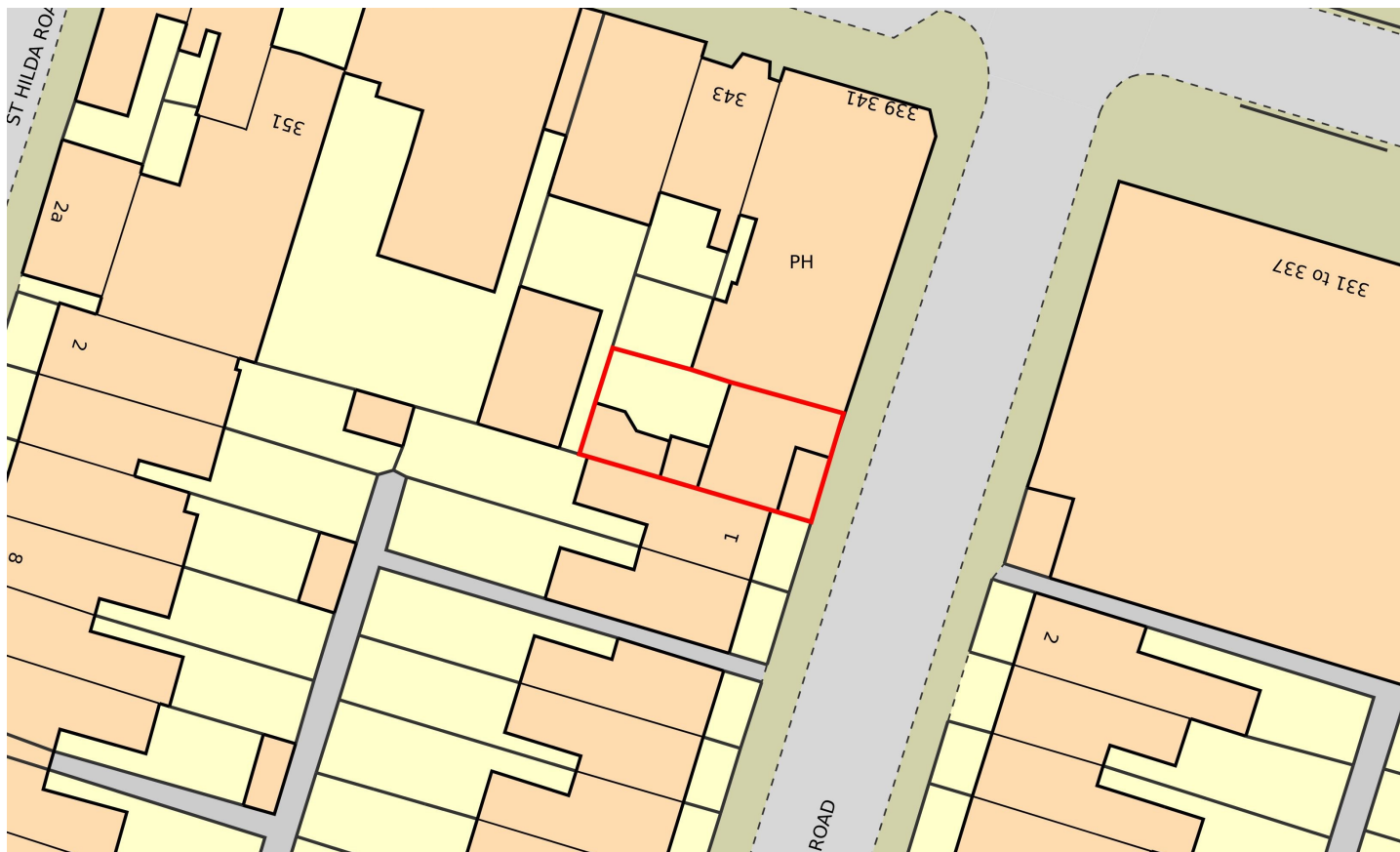
Unconditional offers only.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

SERVICES

Mains drainage connected. Buyers will be responsible for connecting water, gas and electricity as they see fit.

Local Authority: Shepway District Council



CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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