



## Darby Road, , Folkestone, CT20 1EN

- Views Over the Town to the Rear.
- 4 Bedrooms.
- Kitchen/Breakfast Room.
- Original Period Fireplaces
- Gas Heating System
- Sight and Sound of Folkestone's Grade II Listed Viaduct.
- Sitting Room with Bay Window.
- Family Bathroom
- Stripped Pine Floorboards
- Distant View of the English Channel to the rear.

**£299,950**





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## DESCRIPTION

A substantial 3 storey property within sight and sound of Folkestone's Grade II Listed viaduct, constructed in 1843 and considered a significant engineering feat of its time.

Rooms to the rear upper floor enjoy an ever changing view over the town with a view of the English Channel in the far distance. At garden level the property has a sitting room with bay window to the front along with a kitchen/breakfast room to the rear. To the ground floor there is a double bedroom with bay window, single bedroom and bathroom. To the first floor there are two further double bedrooms. Some of the rooms have exposed stripped pine floor boards along with original period fireplaces.

There is a handy lean to workshop accessed via double opening doors from the kitchen. This provides access to the lawned rear garden.

The property is in a no through road that is perfectly placed for access to Folkestone Central railway station, the town centre and within walking distance of Folkestone Harbour.

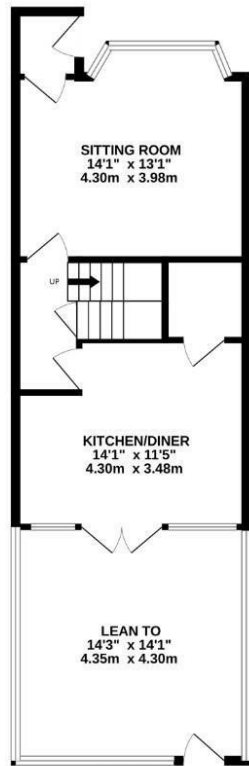




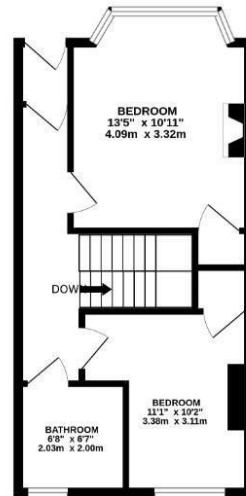




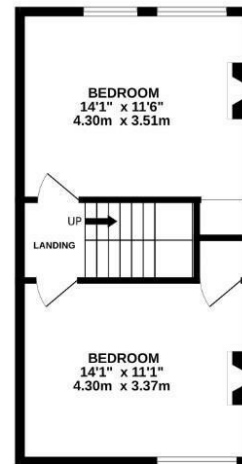
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

Please contact [folkestone@hunters.com](mailto:folkestone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.