



6 Page Road
Hawkinge, Folkestone, CT18 7SF
£325,000

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6 Page Road, Hawkinge, Folkestone

A beautifully presented, spacious end of terrace modern townhouse offering versatile accommodation, a private garden, and a garage.

Situation

Page Road is located on the outskirts of the popular village of Hawkinge. Close by are a number of walks and rides over surrounding countryside. The village of Hawkinge itself boasts a large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, two Primary Schools, Post Office and a Care Home. Leisure and socialising activities within the village include the Community Centre, Village Hall, Mayfly Restaurant, Coffee Shop, White Horse Public House, Cat and Custard Pot Public House and Take Away food establishments. There is a bus stop just yards from the property, and services run to both the coastal port of Folkestone to the south and, to the north via the A2, to the cathedral city of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London. The High-Speed rail link reduces travel time from Folkestone to London St Pancras via Ashford to some 59 minutes! Also within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

The Property

This deceptively spacious three double-bedroom end-of-terrace family townhouse offers stylish, contemporary accommodation across three well-designed floors. The ground floor boasts a downstairs WC and an impressive open-plan kitchen/dining/family room that flows beautifully onto a secluded, south-facing rear garden perfect for entertaining or unwinding. The kitchen is extensively fitted with matching wall and base units, quality worktops, a fabulous large range cooker with chrome hood, built-in fridge/freezer and dishwasher, plus space and plumbing for a washing machine. On the first floor, you'll find a generous sitting room with a charming feature fireplace and two sets of French doors opening to Juliette balconies, filling the space with natural light. This level also offers a family bathroom and a spacious

double bedroom with built-in wardrobes. The second floor features two further double bedrooms, both with built-in wardrobes, including the principal bedroom which benefits from a private en-suite shower room. An early viewing is highly recommended to fully appreciate everything this versatile, beautifully presented family home has to offer.

Outside

The rear garden is enclosed by an attractive high brick wall, laid to neat AstroTurf for easy maintenance, and complemented by a generous decked area and convenient rear gate. There is also a useful garage located in a nearby block.

Services

All main services are understood to be connected to the property.

Local Authority

Folkestone & Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: C

Agents Note

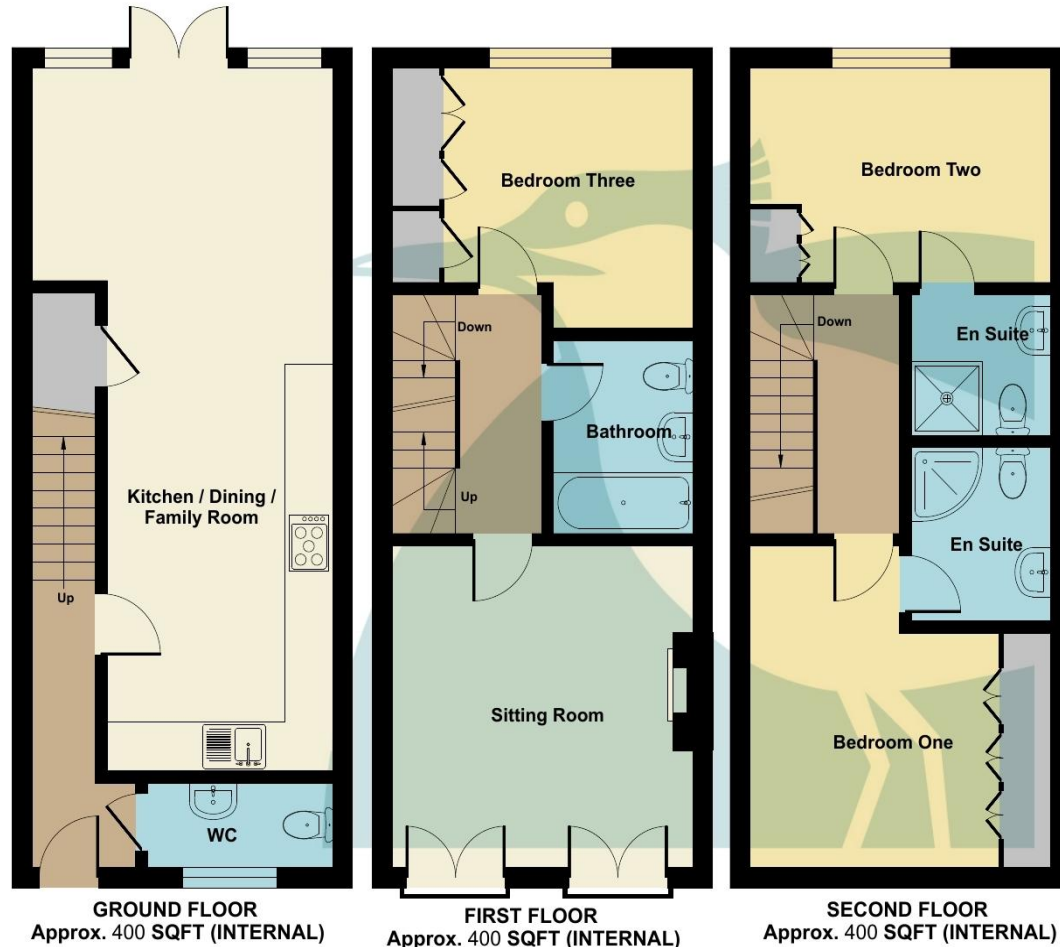
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 892000**

Total Approximate Area = 1200 sq ft / 111.5 sq m

For identification only - Not to scale



Entrance Hall

Kitchen / Dining / Family Room

27' 9" x 12' 5" (8.45m x 3.78m)

Cloakroom / WC

First Floor Landing

Sitting Room

12' 8" x 12' 5" (3.86m x 3.78m)

Bedroom Three

12' 6" x 10' 5" (3.81m x 3.17m)

Family Bathroom

7' 11" x 5' 7" (2.41m x 1.70m)

Second Floor Landing

Bedroom One

12' 11" x 12' 6" (3.93m x 3.81m)

Ensuite One

6' 11" x 5' 8" (2.11m x 1.73m)

Bedroom Two

12' 5" x 8' 7" (3.78m x 2.61m)

En-suite Two

5' 9" x 5' 8" (1.75m x 1.73m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1299919

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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