



## Flat 1, 8 Earls Avenue

FOLKESTONE, Folkestone  
CT20 2HW

**£350,000 LEASEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to this charming and spacious 2/3 bedroom first floor apartment located on the prestigious Earls Avenue in Folkestone. Spanning over 1500 sq ft, this home boasts large rooms and many original features, making it a perfect blend of character and modern convenience. As you step inside, you'll be greeted by stunning sea views from the front windows that showcase the beauty of the surrounding area. A bright and airy lounge/diner, perfect for entertaining guests is located to the front. You will find two generously sized bedrooms, ideal for unwinding at the end of the day. Need a home office or guest room? The small 3rd bedroom is versatile and can easily be transformed to suit your needs. Imagine waking up to the sound of seagulls and the fresh ocean breeze every morning. Conveniently situated within walking distance to Folkestone Central Station, this property offers easy access to transportation links for those who commute regularly. With its prime location and ample living space, this home is ideal for families looking for both style and comfort. Don't miss out on the opportunity to make this house your new home - schedule a viewing today!





Entrance Hall

Lounge/Diner

28' 1" x 17' 10" (8.56m x 5.44m)

Kitchen

19' 0" x 5' 4" (5.79m x 1.63m)

Bathroom

10' 4" x 8' 8" (3.15m x 2.64m)

Bedroom One

20' 8" x 17' 11" (6.30m x 5.46m)

Bedroom Two

14' 6" x 12' 0" (4.42m x 3.66m)

Shower Room

10' 7" x 4' 8" (3.23m x 1.42m)

Bedroom Three/Study

11' 11" x 5' 9" (3.63m x 1.75m)

Lease + Service Charge Cost & Information

We are awaiting confirmation of the lease + Service charges.

