

## Pearl House 35 Earls Avenue

Folkestone  
CT20 2HD

**£650,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to this luxurious 3 bedroom period style new build home located on Earl's Avenue in the prestigious West End area of Folkestone. This stunning property boasts a spacious open plan living space, perfect for entertaining guests or enjoying cosy nights in. Step outside from the aluminium bi-folding doors onto the large roof terrace and take in the views of the beautiful neighbourhood. All 3 bedrooms include an en-suite shower room and two have the added benefits of a walk-in wardrobe. The convenience of electric gated parking adds an extra level of security and ease to your daily routine. With no chain attached, you can move into your dream home without any delays or complications. Additionally, this property is situated close to high speed transportation options, making commuting a breeze. Don't miss out on this rare opportunity to own a piece of luxury in the highly sought after West End of Folkestone. Schedule a viewing today and make this house your new home sweet home!





**Entrance Hall**

**Bedroom One**

17' 9" x 14' 3" (5.41m x 4.34m)

**En-Suite**

**Utility Room/W.C**

**Bedroom Two**

14' 7" x 12' 1" (4.45m x 3.68m)

**Walk-In Wardrobe**

**En-Suite**

**Bedroom Three**

14' 7" x 11' 11" (4.45m x 3.63m)

**Walk-In Wardrobe**

**En-Suite**

**Open Plan Lounge/Kitchen/Dining Room**

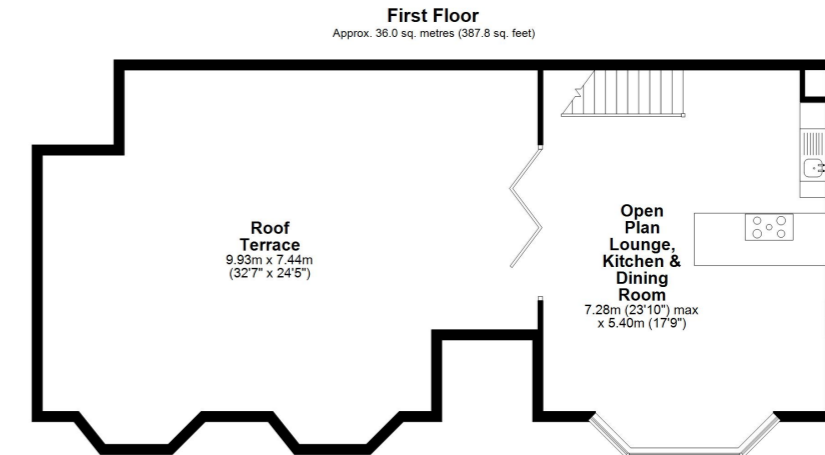
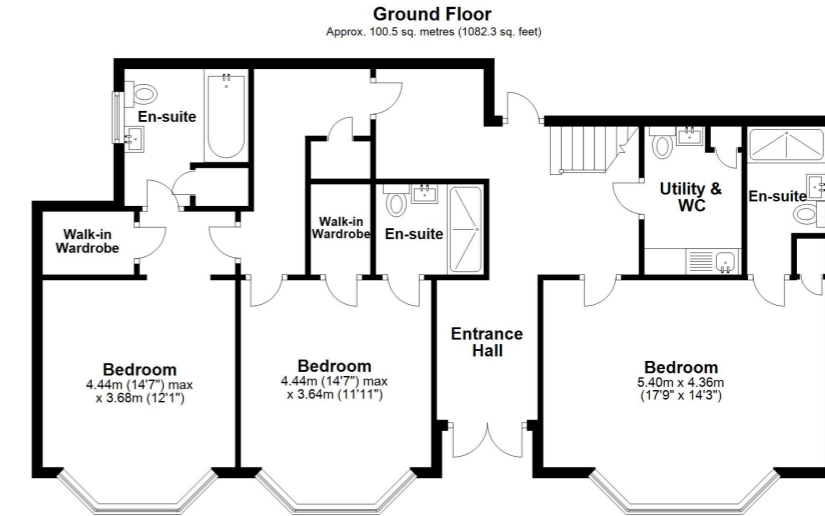
23' 10" x 17' 9" (7.26m x 5.41m)

**Driveway**

With electric sliding gate to the front.

**Roof Terrace**

32' 7" x 24' 5" (9.93m x 7.44m) With a decking area, artificial grass area and electric for a hot tub.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Plan produced using PlanUp.

