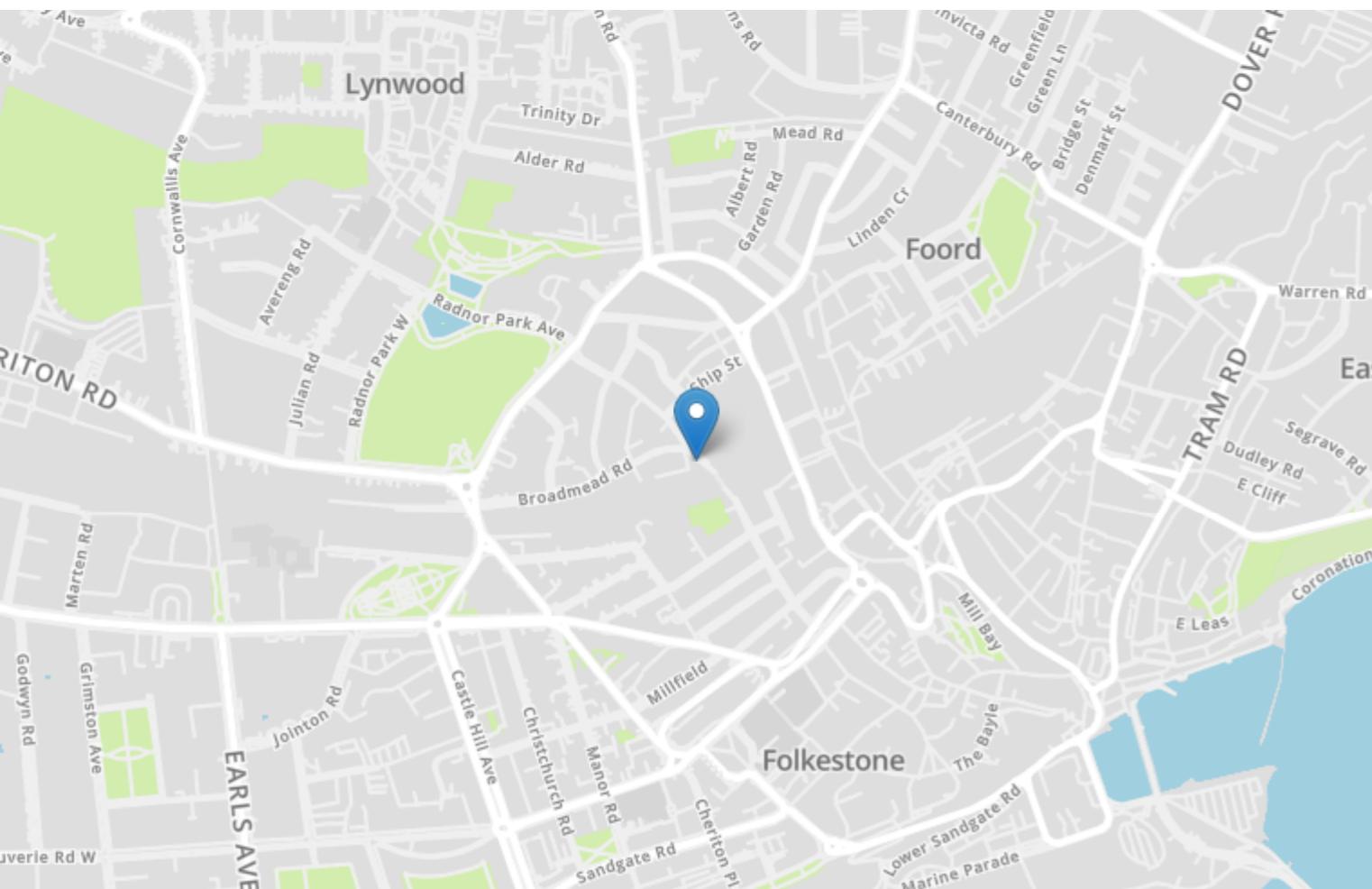


Burnap + Abel
4 Sandgate Road
Folkestone
Kent
CT20 2BZ

Email folkestone@burnapandabel.co.uk
Phone 01303 258590
www.burnapandabel.co.uk



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3 Broadmead Road

Folkestone
CT19 5AL

£125,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... OPEN HOUSE SATURDAY 17th JANUARY BY APPOINTMENT ONLY!!!! Positioned just moments from the heart of Folkestone, this period terraced residence presents a rare opportunity to create a truly bespoke home in one of the town's most convenient locations. Requiring comprehensive renovation throughout, the property offers generous and flexible accommodation arranged over two floors. The ground floor currently comprises a traditional lounge and separate dining room, a kitchen with scope for reconfiguration, and a useful downstairs W.C. — providing an excellent canvas for modern open-plan living or refined, classic interiors. Upstairs, there are two well-proportioned bedrooms alongside a third bedroom which currently provides access to the shower room, offering further potential to redesign the layout to suit individual requirements. To the rear, a private courtyard garden offers a secluded outdoor retreat. Perfectly positioned within a very short walk of Folkestone Central Train Station, with high-speed links to London, and the vibrant town centre with its shops, cafés and amenities, this property combines lifestyle convenience with exceptional potential. Offered to the market with no onward chain, this is an outstanding opportunity for discerning buyers, investors or developers seeking to craft a refined coastal



Entrance Hall**Lounge**

11' 4" x 11' 0" (3.45m x 3.35m)

Dining Room

11' 0" x 8' 2" (3.35m x 2.49m)

Kitchen

9' 2" x 7' 8" (2.79m x 2.34m)

W.C**First Floor Landing****Bedroom One**

14' 9" x 10' 10" (4.50m x 3.30m)

Bedroom Two

11' 3" x 9' 0" (3.43m x 2.74m)

Bedroom Three

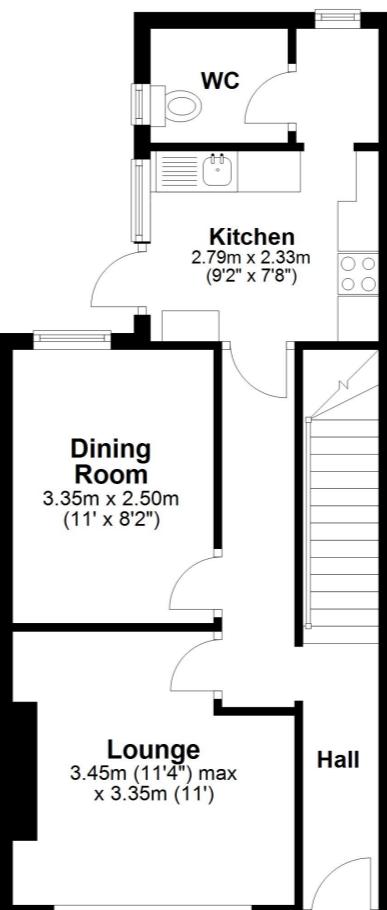
9' 2" x 7' 4" (2.79m x 2.24m)

Shower Room

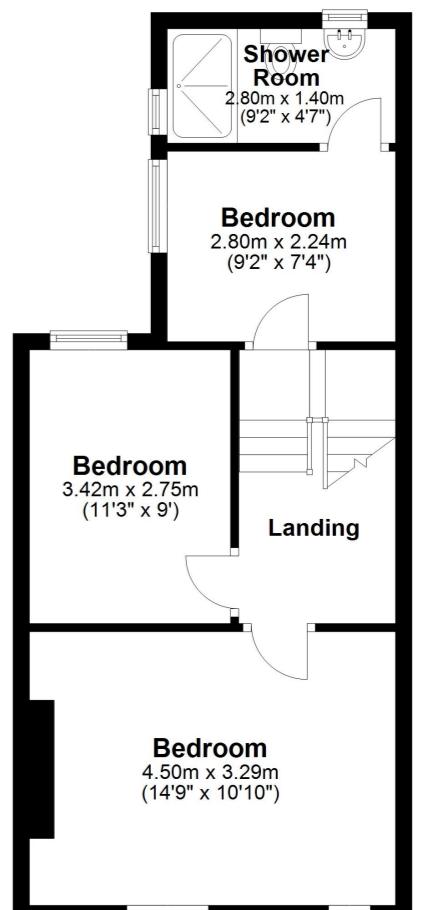
9' 2" x 4' 7" (2.79m x 1.40m) Currently accessed via bedroom three.

Rear Courtyard**Ground Floor**

Approx. 41.6 sq. metres (447.3 sq. feet)

**First Floor**

Approx. 41.2 sq. metres (443.5 sq. feet)



Total area: approx. 82.8 sq. metres (890.8 sq. feet)

