BURNAP +ABEL

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1 The Acers

Folkestone

CT20 3JQ

£675,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL… Burnap + Abel are delighted to bring to the market this stunning executive detached house situated in the sought after West End of Folkestone. The property is in the catchment area of Sandgate Primary School and is just a few minutes walk from Folkestone West Train Station and The Beach. The extended home is very well presented and spacious throughout and boasts circa 1650 square feet. The accommodation comprises of three double bedrooms, two reception rooms, kitchen with a separate utility room, downstairs cloakroom, family bathroom and en-suite to the master bedroom. Additional benefits include a garage, off road parking, some sea views and wrap around corner plot garden. For your chance to view call sole agent Burnap + Abel now on 01303 258590.

Entrance Hall

Lounge

17' 6" x 11' 3" (5.33m x 3.43m)

Dining Room

13' 7" x 9' 6" (4.14m x 2.90m)

Sun Room

13' 8" x 9' 8" (4.17m x 2.95m)

Kitchen

13' 7" x 8' 8" (4.14m x 2.64m)

Utility Room

10' 9" x 7' 6" (3.28m x 2.29m)

W.C

First Floor Landing

Bedroom One

14' 9" x 13' 2" (4.50m x 4.01m)

En-Suite

Bedroom Two

13' 9" x 11' 1" (4.19m x 3.38m)

Bathroom

8' 8" x 8' 8" (2.64m x 2.64m)
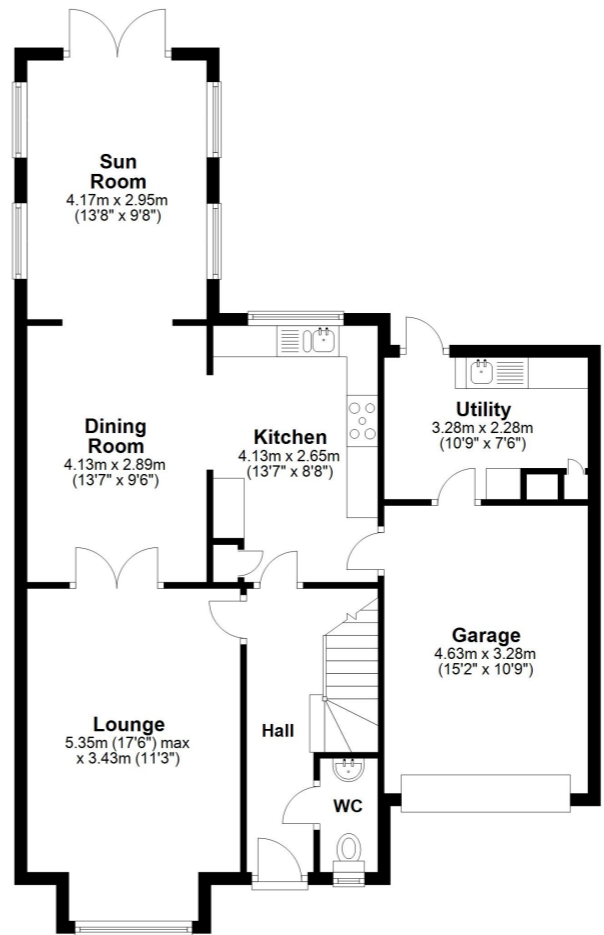
Bedroom Three

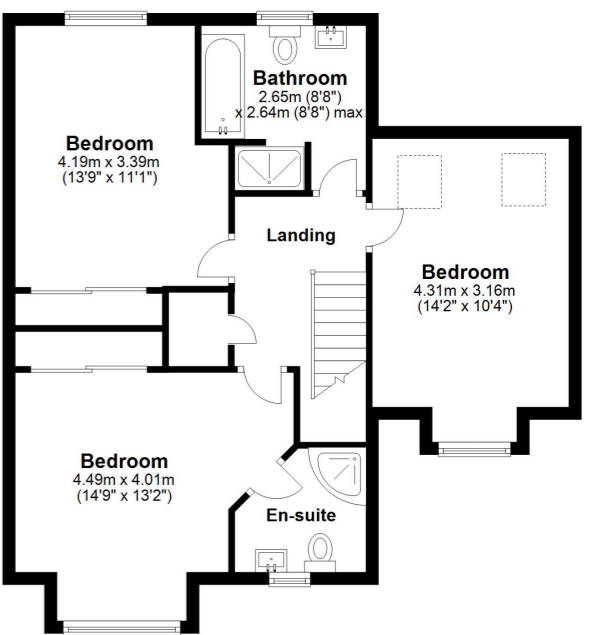14' 2" x 10' 4" (4.32m x 3.15m)

Off Road Parking

Garage

15' 2" x 10' 9" (4.62m x 3.28m)

Garden

Ground Floor
Approx. 89.5 sq. metres (962.9 sq. feet)

Sun Room
4.17m x 2.95m
(13'8" x 9'8")

Dining Room
4.13m x 2.89m
(13'7" x 9'6")

Kitchen
4.13m x 2.65m
(13'7" x 8'8")

Utility
3.28m x 2.28m
(10'9" x 7'6")

Garage
4.63m x 3.28m
(15'2" x 10'9")

Lounge
5.35m (17'6") max
x 3.43m (11'3")

Hall

WC

First Floor
Approx. 65.6 sq. metres (706.3 sq. feet)

Bathroom
2.65m (8'8")
x 2.64m (8'8") max

Bedroom
4.19m x 3.39m
(13'9" x 11'1")

Bedroom
4.31m x 3.16m
(14'2" x 10'4")

Landing

Bedroom
4.49m x 4.01m
(14'9" x 13'2")

En-suite

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.