
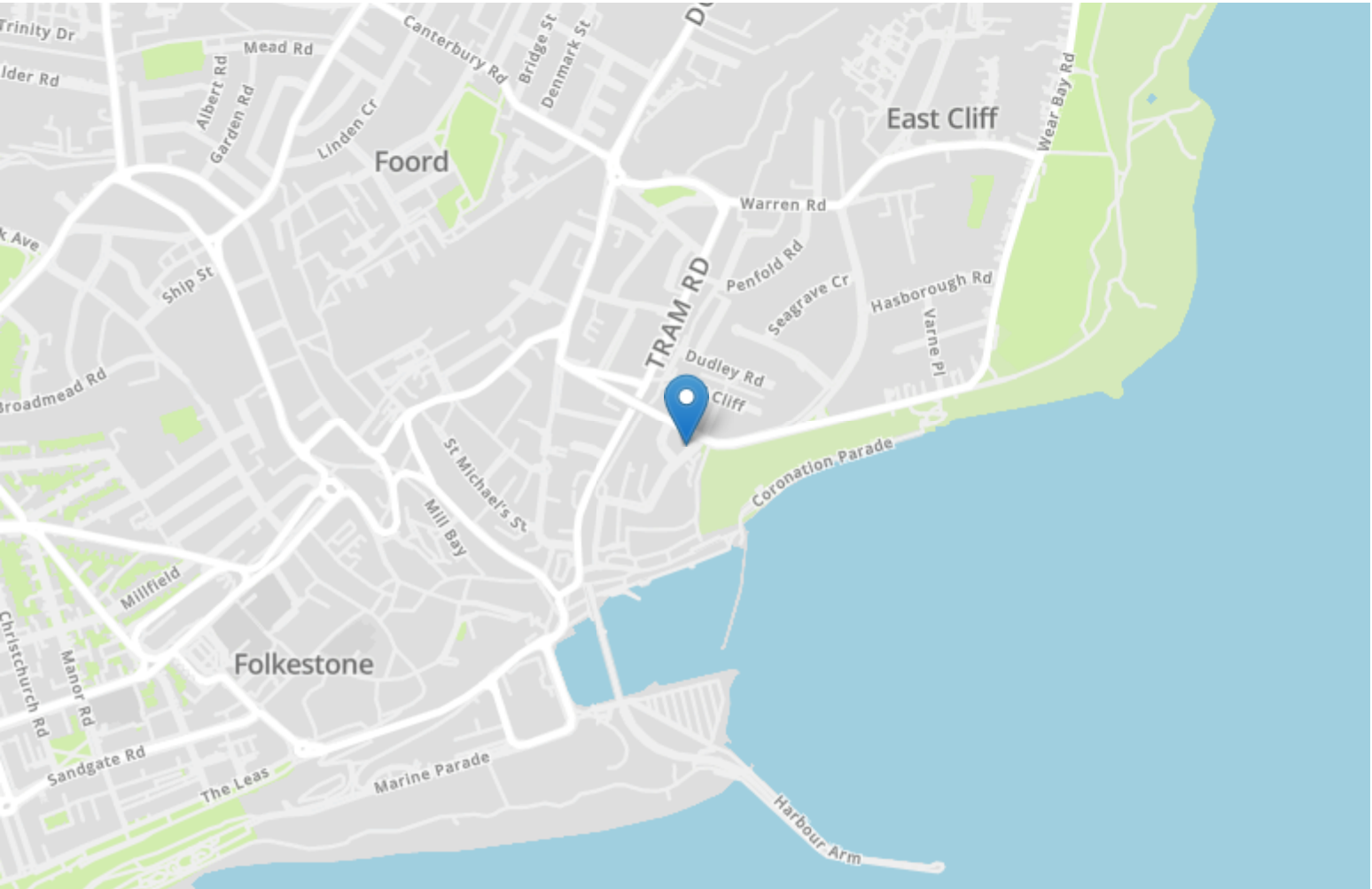


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



6 East Cliff Gardens

Folkestone
CT19 6AR

£625,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Welcome to your dream home in East Cliff Gardens, on Folkestone's East Cliff! Immaculately presented, this 4-bedroom period residence offers a perfect blend of charm and modern convenience. Step inside to find a spacious lounge, ideal for relaxing or entertaining guests. The open-plan kitchen/diner is perfect for the avid chef, with plenty of counter space and modern appliances. A convenient utility room and shower room add to the functionality of the home. Upstairs, you'll find 4 generously sized bedrooms, including 2 en-suites for added luxury. Wake up to breath-taking sea views right from your bedroom window. Outside, a beautifully landscaped garden provides a peaceful retreat for enjoying the outdoors. Parking for two is available for your convenience. Don't miss out on this rare opportunity to own a piece of East Cliff Gardens paradise - schedule your viewing today!



Entrance Hall

Lounge

17' 1" x 13' 2" (5.21m x 4.01m)

Bedroom Four

12' 2" x 11' 7" (3.71m x 3.53m)

W.C

Lower Ground Hallway

Kitchen

16' 2" x 10' 10" (4.93m x 3.30m)

Dining Room

13' 2" x 12' 4" (4.01m x 3.76m)

Utility Room

First Floor Landing

Bedroom Two

14' 3" x 11' 10" (4.34m x 3.61m)

En-Suite

Bedroom Three

12' 0" x 10' 9" (3.66m x 3.28m)

Shower Room

Second Floor Landing

Bedroom Four

16' 10" x 13' 5" (5.13m x 4.09m)

En-Suite

Rear Garden

Off Road Parking

We Have Been Informed

All window products and fittings are under guarantee for 10 years.

Neff fitted double oven, fridge freezer, dishwasher.

Elica Tesler Air Induction Venting

Fascia, soffits, guttering's and exterior cladding is under a 20 year warranty.

Hetta underfloor heating system on lower ground floor.

All window fitting sand blinds will be included in the sale.

