

## 2 Darby Place

Folkestone

CT20 1EL

**£270,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... An exceptional four-bedroom end-of-terrace residence, presented in very good decorative order throughout and ideally positioned within walking distance of Folkestone Central Station. This elegant home offers a refined blend of period charm and modern comfort, arranged over three well-proportioned floors. The ground floor welcomes you with a bright and inviting lounge, perfect for relaxation, complemented by a separate formal dining room ideal for entertaining. To the rear, the kitchen is thoughtfully laid out, offering excellent functionality and access to the courtyard garden. The upper floors provide four generously sized bedrooms, offering flexibility for family living, home working, or guest accommodation. A well-appointed family bathroom serves the first floor, finished to a tasteful and contemporary standard. Externally, the property benefits from a private rear courtyard garden — a low-maintenance outdoor space. Set within a sought-after central location, the property is moments from local amenities, shops, and cafés, while excellent transport links are close at hand. Folkestone Central Station provides high-speed services to London, making this home particularly appealing to commuters. Offered to the market with no onward chain, this is a superb opportunity to acquire a beautiful





Porch

Entrance Hall

Lounge

12' 3" x 9' 5" (3.73m x 2.87m)

Dining Room

12' 6" x 10' 0" (3.81m x 3.05m)

Kitchen

12' 8" x 6' 2" (3.86m x 1.88m)

W.C

First Floor Landing

Bedroom One

10' 3" x 8' 0" (3.12m x 2.44m)

Bathroom

7' 2" x 4' 2" (2.18m x 1.27m)

Bedroom Two

10' 3" x 8' 0" (3.12m x 2.44m)

Bedroom Three

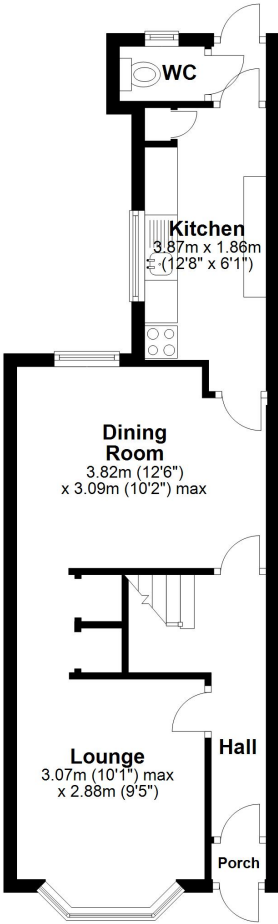
12' 6" x 10' 1" (3.81m x 3.07m)

Bedroom Four

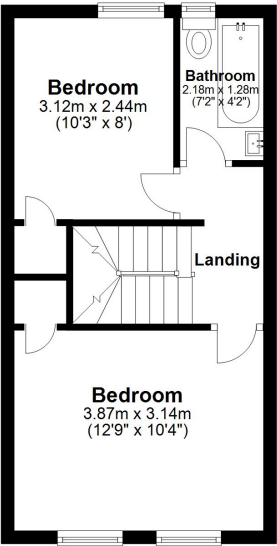
12' 9" x 10' 5" (3.89m x 3.17m)

Rear Courtyard

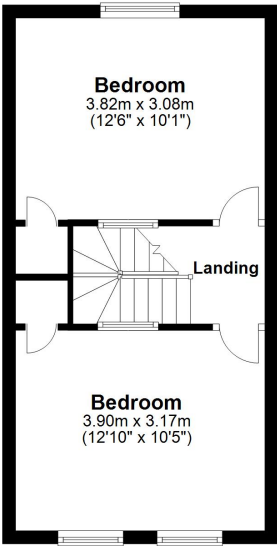
Ground Floor  
Approx. 39.7 sq. metres (426.8 sq. feet)



First Floor  
Approx. 30.1 sq. metres (324.5 sq. feet)



Second Floor  
Approx. 30.0 sq. metres (323.1 sq. feet)



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.

