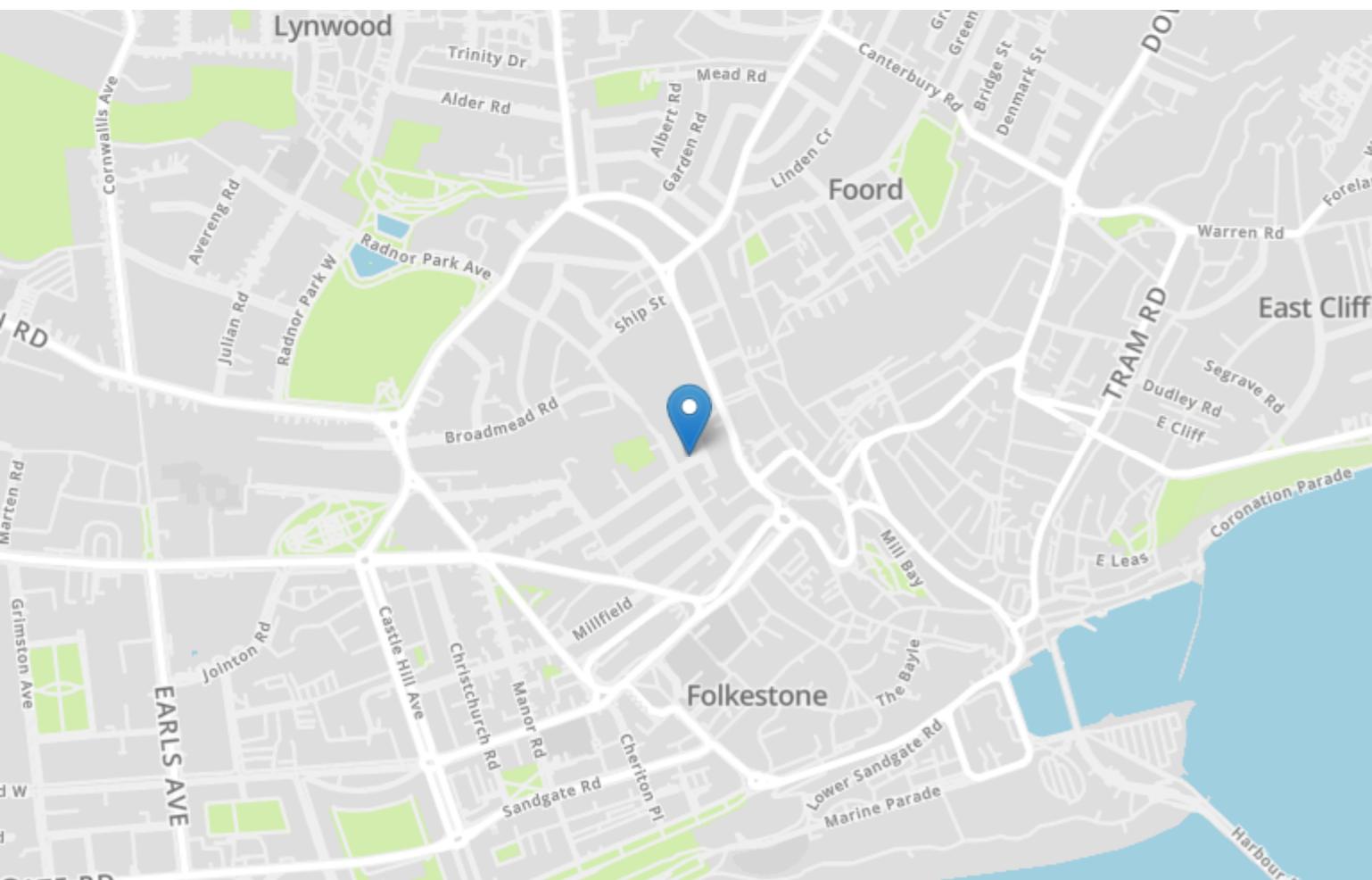


**Burnap + Abel**  
4 Sandgate Road  
Folkestone  
Kent  
CT20 2BZ

Email [folkestone@burnapandabel.co.uk](mailto:folkestone@burnapandabel.co.uk)  
Phone 01303 258590  
[www.burnapandabel.co.uk](http://www.burnapandabel.co.uk)



**Burnap + Abel**  
4 Sandgate Road  
Folkestone  
Kent  
CT20 2BZ

Email [folkestone@burnapandabel.co.uk](mailto:folkestone@burnapandabel.co.uk)  
Phone 01303 258590  
[www.burnapandabel.co.uk](http://www.burnapandabel.co.uk)



## 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 beautif



**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**

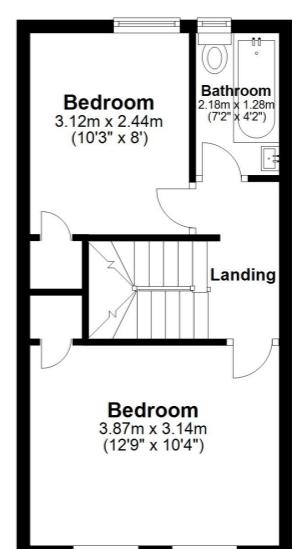
12' 9" x 10' 5" (3.89m x 3.17m)

**Rear Courtyard****Ground Floor**

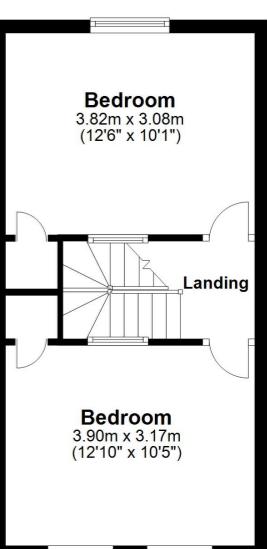
Approx. 39.7 sq. metres (426.8 sq. feet)

**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.

