



13 St Francis Road

Folkestone
CT19 4BJ

£375,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... This beautifully refurbished four-bedroom period property offers an ideal blend of timeless charm and modern convenience, located in a highly sought-after area within walking distance of Folkestone West Station. Set over three floors, this elegant mid-terraced home boasts a wealth of period features, including high ceilings, original fireplaces, and decorative corning. The spacious lounge at the front of the property offers a welcoming retreat, while the separate dining room – complete with a cosy log burner – provides the perfect setting for entertaining. The modern kitchen/breakfast room has been thoughtfully updated, offering ample space for family dining and everyday living. Upstairs, the home features four generously sized bedrooms arranged over two further floors, providing flexible accommodation for families or those working from home. A well-appointed bathroom with a separate W.C. serves the upper floors, combining functionality with style. Outside, a private rear garden offers a quiet escape – ideal for summer evenings or weekend relaxation.



Entrance Hall

Lounge

12' 11" x 10' 9" (3.94m x 3.28m)

Dining Room

12' 11" x 8' 9" (3.94m x 2.67m)

Kitchen/Breakfast Room

18' 3" x 8' 9" (5.56m x 2.67m)

First Floor Landing

Bedroom One

14' 3" x 13' 0" (4.34m x 3.96m)

Bedroom Two

12' 11" x 8' 9" (3.94m x 2.67m)

W.C

Bathroom

6' 4" x 5' 5" (1.93m x 1.65m)

Bedroom Three

9' 4" x 8' 4" (2.84m x 2.54m)

Second Floor Landing

Bedroom Four

15' 2" x 12' 6" (4.62m x 3.81m)

Rear Garden

