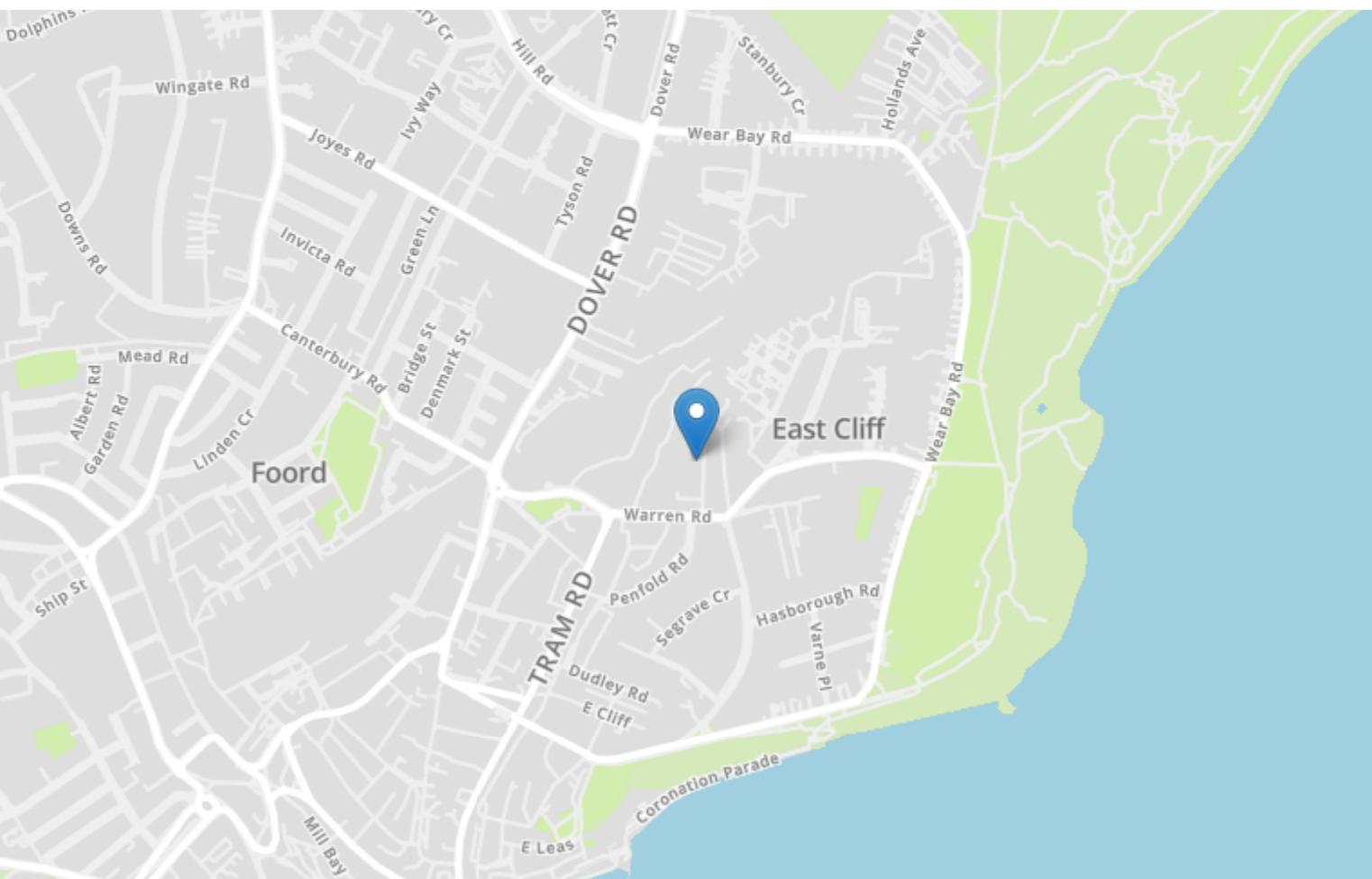


Burnap + Abel
4 Sandgate Road
Folkestone
Kent
CT20 2BZ

Email folkestone@burnapandabel.co.uk
Phone 01303 258590
www.burnapandabel.co.uk



Burnap + Abel
4 Sandgate Road
Folkestone
Kent
CT20 2BZ

Email folkestone@burnapandabel.co.uk
Phone 01303 258590
www.burnapandabel.co.uk



43 Thanet Gardens

Folkestone
CT19 6DF

£265,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... A beautifully presented 3-bedroom mid-terrace Victorian home, ideally located within walking distance of Folkestone Harbour and beach. Offering spacious accommodation arranged over three floors, this charming property combines character features with modern living, perfect for families, professionals, or those seeking a coastal retreat. Step inside this inviting and deceptively spacious home, located on a quiet residential street in the sought-after East Cliff area of Folkestone. The ground floor features a large through lounge/dining room, flooded with natural light, ideal for entertaining or relaxing with family. The fitted kitchen sits to the rear, with access out to the private garden. Upstairs, the first floor offers two well-proportioned bedrooms and a modern family bathroom, while the second floor hosts a spacious third bedroom, perfect as a principal suite, guest room, or home office. To the rear is the garden, with a good size patio area – perfect for summer dining or a morning coffee. Located just a short stroll from the vibrant Folkestone Harbour and beach, with the Harbour Arm, Creative Quarter, and coastal walks on your doorstep. Excellent transport links include nearby bus routes and Folkestone Central station, offering high-speed services to London in under an hour.



Entrance Hall

Lounge/Dining Room

22' 1" x 10' 8" (6.73m x 3.25m)

Kitchen

10' 9" x 6' 8" (3.28m x 2.03m)

First Floor Landing

Bedroom One

14' 4" x 10' 11" (4.37m x 3.33m)

Bedroom Two

10' 11" x 8' 8" (3.33m x 2.64m)

Bathroom

10' 10" x 6' 10" (3.30m x 2.08m)

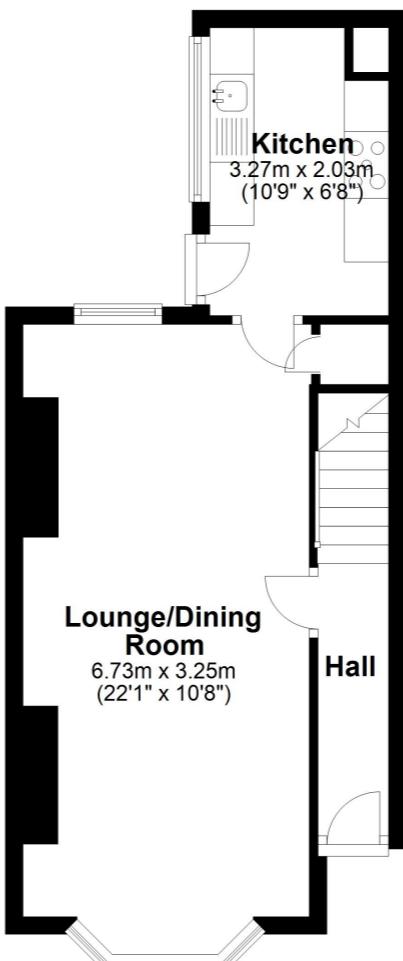
Bedroom Three

16' 10" x 14' 3" (5.13m x 4.34m)

Rear Garden

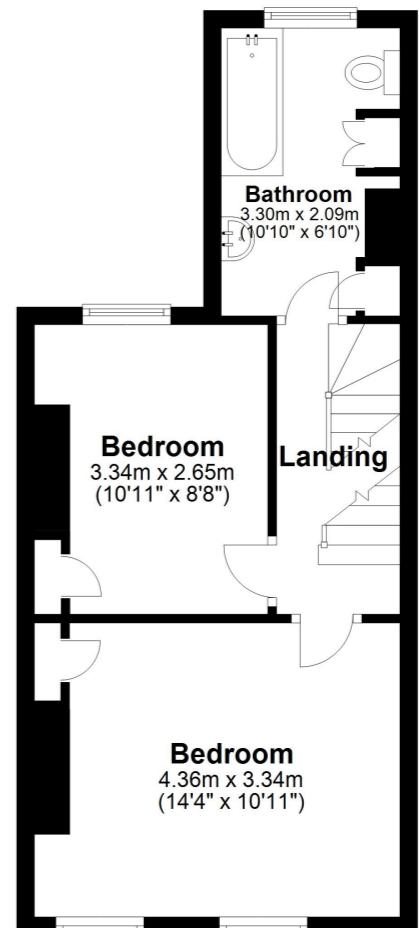
Ground Floor

Approx. 34.2 sq. metres (367.6 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.0 sq. feet)



Second Floor

Approx. 20.4 sq. metres (219.8 sq. feet)

