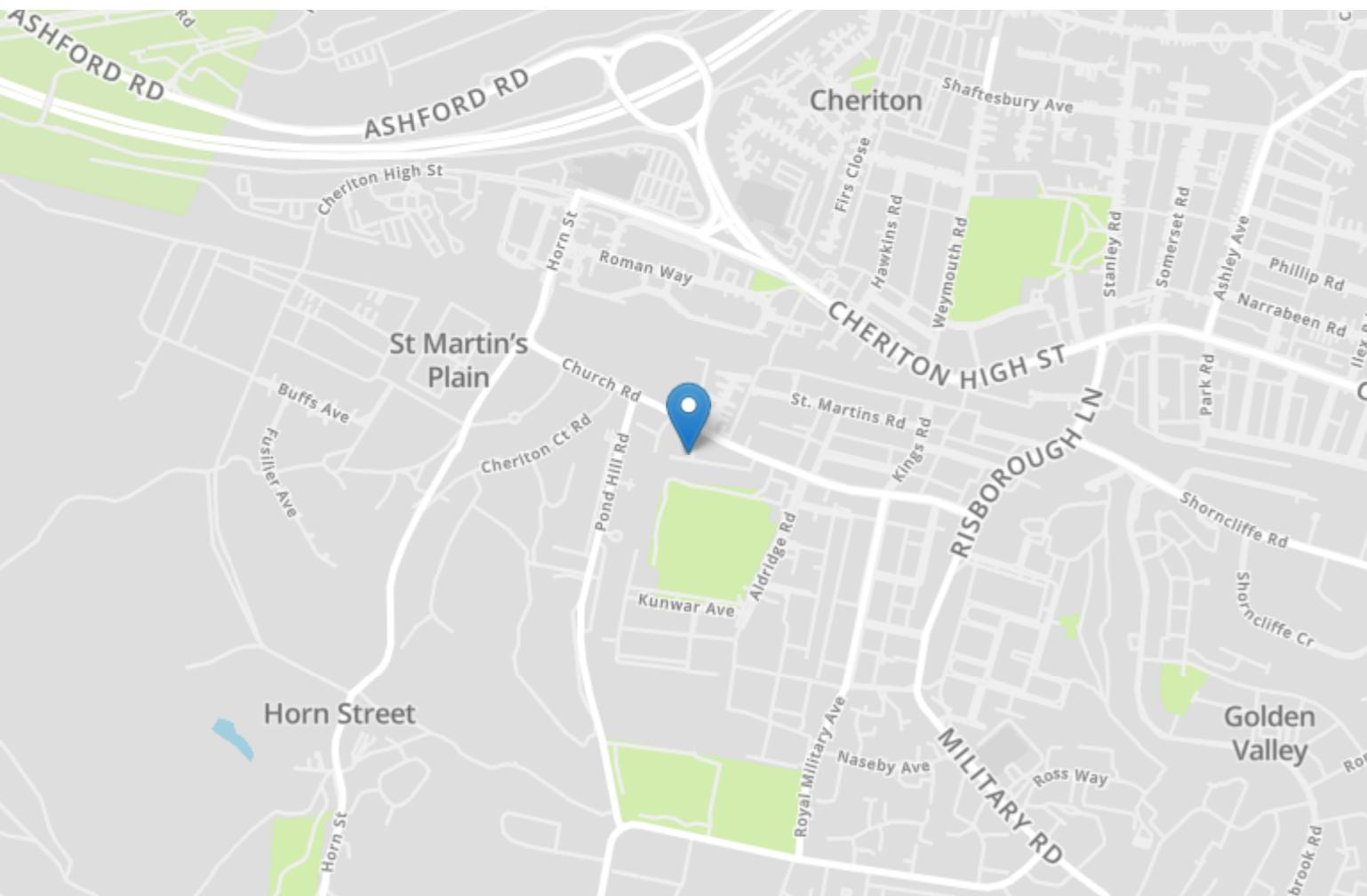


**Burnap + Abel**  
4 Sandgate Road  
Folkestone  
Kent  
CT20 2BZ

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)



## 87 Church Road

Folkestone  
CT20 3EW

**£260,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Step into style and comfort with this beautifully presented two-bedroom terraced home, ideally situated on the ever-popular Church Road in a desirable location Folkestone, Kent. From the moment you enter, you'll be welcomed by a warm and inviting lounge, ideal for relaxing or entertaining in sophisticated surroundings. The adjoining modern kitchen is thoughtfully designed, offering both functionality and charm—perfect for home chefs and casual dining alike. Upstairs, the property features two well-proportioned bedrooms, bathed in natural light, and a contemporary shower room, finished to a high standard. Whether you're looking for a stylish starter home, a downsizing opportunity, or a smart investment, this property ticks all the boxes. To the rear, enjoy the tranquility of a private south-facing garden, a sun-drenched retreat perfect for summer evenings, weekend brunches, or simply unwinding in your own outdoor oasis. Located within easy reach of Folkestone's vibrant town centre, beautiful Leas Promenade, and excellent transport links including High-Speed rail to London, this is a rare opportunity to own a luxurious yet low-maintenance home in a prime coastal setting.



**Entrance Hall****Lounge**

15' 10" x 10' 11" (4.83m x 3.33m)

**Kitchen**

14' 5" x 8' 2" (4.39m x 2.49m)

**W.C****First Floor Landing****Bedroom One**

14' 6" x 11' 3" (4.42m x 3.43m)

**Bedroom Two**

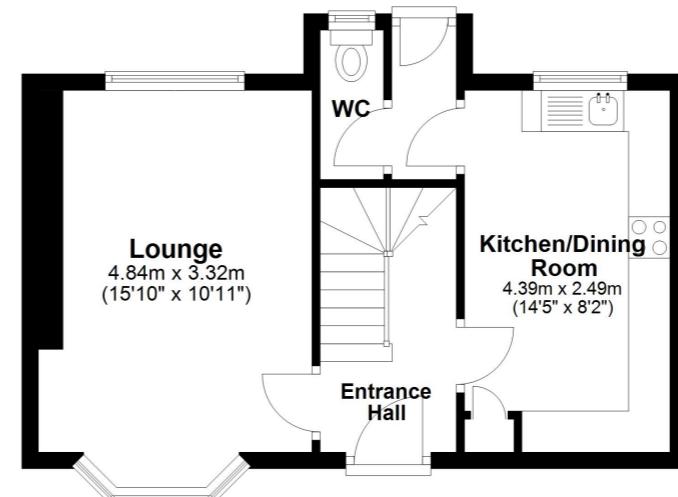
14' 6" x 8' 5" (4.42m x 2.57m)

**Shower Room**

5' 11" x 5' 5" (1.80m x 1.65m)

**Rear Garden****Ground Floor**

Approx. 34.4 sq. metres (370.3 sq. feet)

**First Floor**

Approx. 34.8 sq. metres (374.8 sq. feet)

