



59 Joyes Road

Folkestone

CT19 6HJ

£350,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Presented to the market for the first time in over 45 years, this much-loved three-bedroom extended semi-detached home offers a rare opportunity to acquire a spacious, characterful property in one of Folkestone's well-connected residential areas. Located within walking distance of Folkestone Central Train Station, and featuring off-road parking, a generous south-facing garden, and flexible living spaces, this is a home that promises both lifestyle and potential. Stepping inside, you're welcomed by a bright and inviting lounge, ideal for relaxing evenings, which flows into a formal dining room – perfect for family meals or entertaining. To the rear, the home has been thoughtfully extended to create a spacious kitchen and breakfast room, offering an abundance of natural light and access to the garden – a true heart of the home with fantastic scope to upgrade and personalise. Upstairs, you'll find three well-proportioned bedrooms, all served by a stylishly modernised shower room finished with contemporary fittings and sleek design. Externally, the south-facing rear garden is a real highlight – ideal for enjoying sunny days, outdoor dining, or gardening. The front of the property benefits from off-road parking for at least two vehicles, a valuable feature in this popular area. While the property has been lovingly maintained, it offers scope for some modernisation, making it the perfect canvas for buyers looking to create a bespoke family home in a desirable location.



Entrance Hall

Lounge

13' 7" x 11' 11" (4.14m x 3.63m)

Dining Room

12' 3" x 10' 8" (3.73m x 3.25m)

Kitchen/Breakfast Room

20' 6" x 17' 0" (6.25m x 5.18m)

First Floor Landing

Bedroom One

13' 7" x 11' 11" (4.14m x 3.63m)

Bedroom Two

12' 3" x 11' 11" (3.73m x 3.63m)

Bedroom Three

8' 11" x 5' 11" (2.72m x 1.80m)

Shower Room

6' 6" x 5' 11" (1.98m x 1.80m)

Off Road Parking

Rear Garden

